WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Stacy Elizabeth Gee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.19.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Michael Gee	Christopher Michael Gee	04411014300
(NAME)	(NAME)	
5623 Scenic Ridge Dr	5623 Scenic Ridge Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140012153 DEEDWARR
Recvd: 02/21/14 09:37 2 pgs
Fees:13.00 Taxes:310.80
20140221-0014881

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scott E. Martin, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher Michael Gee and wife, Stacy Elizabeth Gee**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 10, on the plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott E. Martin, a single man by Warranty Deed dated 04/24/2002 from Raymond Pope, a single man of record in Instrument 200204300053043, Register's Office for Davidson County, Tennessee. The said Scott E. Martin having since married. Said property has never been the marital residence of the Grantor.

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.
Charter of Old Hickory Village Neighborhood Association, Inc. of record in Book 8290, Page 865, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 409 Cleves Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of February, 2014.

Scott E. Martin

State of Tennessee
County of Wilson

Personally appeared before me Scott E. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2014.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN