Davidson County DEEDWARR
Recvd: 03/26/14 09:17 4 pgs
Fees:23.00 Taxes:1431.53
20140326-0024701

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31552-11-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $386,900.00. Affiant Subscribed and sworn to before me this 24th day of March, 2014. Notary Public for the State of Tennessee My Commission Expires: _____ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Margaret C. Hamilton 3508A Wrenwood Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 010 N 00300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Construction Company, a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret C. Hamilton** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3508A Wrenwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of March, 2014.

Martin Construction Company,
a Tennessee corporation

By: _____
Jeffrey A. Zeitlin, Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary-Treasurer of Martin Construction Company, a Tennessee corporation, and he is authorized by Martin Construction Company to execute this instrument on its behalf.

Witness my hand and official seal at office this 24th day of March, 2014.

_____
Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3508A, together with appurtenant interest in the common elements of Wrenwood Place Townhomes, horizontal property regime with private elements established by Declaration of record in Instrument No. 20130612-0059665, supplemented in Instrument No. 20131203-0123095, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 25 on the Plan of Wrenwood, of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Jeffrey A. Zeitlin by deed dated June 11, 2013, from Kenneth H. Oliver, married, of record in Instrument No. 20130611-0059555, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Martin Construction Company, a Tennessee corporation, by quitclaim deed dated March 24, 2014, from Jeffrey A. Zeitlin, of record in Instrument No. 20140326-0024700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Wrenwood Place Townhomes of record in Instrument No. 20130612-0059665, supplemented in Instrument No. 20131203-0123095, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Wrenwood Place Townhomes Corporation of record in Instrument No. 20130614-0061151, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1130, page 55, Register's Office for Davidson County, Tennessee.
5. Easement for utilities of record in Book 1133, page 8, Register's Office for Davidson County, Tennessee.
6. TVA Agreement of record in Book 1136, page 1, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 1943, page 467, Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded as Instrument No. 20140110-0002876, Register's Office for Davidson County, Tennessee.

True Copy Certification

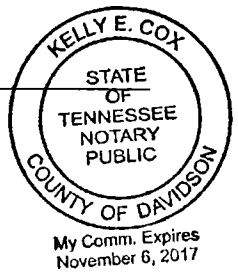
I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My commission expires _____