BILL GARRETT, Davidson County
Trans:T20140021674 DEEDWARR
Recvd: 04/01/14 10:31 2 pgs
Fees:13.00 Taxes:442.52
20140401-0026749

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144097

WARRANTY DEED

KAREN L. TRUSTY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,600.00.

Katherine E. Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine E. Martin 4540 S. Trace Blvd. Old Hickory, TN 37138	Same address as new owner	064-09-0-A-028.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand Six Hundred and 00/100 Dollars ($119,600.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NATALIE E. HOLT, FORMERLY KNOWN AS NATALIE E. COX, MARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KATHERINE E. MARTIN, A SINGLE PERSON,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 4540 on the plan of Southfork Condominiums, Phase 1, Section 1, as of record in Master Deed 6783, Page 839, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Natalie E. Cox, by Warranty Deed from Lea S. Ridgway, an unmarried person, dated 8/14/2009, recorded 8/21/2009, of record in Instrument No. 20090821-0078962, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on Master Deed of record in Master Deed 6738, Page 839; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designed as 4540 S. Trace Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **ANDREW HOLT,** husband of the aforesaid **NATALIE E. HOLT, FORMERLY KNOWN AS NATALIE E. COX,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 28th day of March, 2014.

Natalie E Holt

NATALIE E. HOLT, FORMERLY KNOWN AS NATALIE E. COX

ANDREW HOLT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Natalie E. Holt and Andrew Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of March, 2014.

Notary Public

Karen Trusty

Printed Notary Name

My commission expires: