BILL GARRETT, Davidson County
Trans:T20140021817 DEEDWARR
Recvd: 04/01/14 13:45 2 pgs
Fees:13.00 Taxes:917.60
20140401-0026923

WARRANTY DEED

ET-14-3193

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.9.2014
(AFFIX SEAL)

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stacey A. Michelin	SWBC Mortgage Corporation	
1716 Robindale Court	(NAME) 9311 San Pedro Avenue, Ste 100	098-06-0A-226.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID G. MARTIN AND WIFE, TERESA G. MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STACEY A. MICHELIN AND MARLON MICHELIN, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 202, PHASE 2, SECTION "C", BRIDGEWATER, as shown on plat of record in Instrument No. 20070614-0071360, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David G. Martin and wife, Teresa G. Martin by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded on the 14th day of November, 2007 in Instrument No. 20071114-0133793, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and assessments for the year 2014 and subsequent years an lien not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, SECTION "C", BRIDGEWATER, as recorded in Instrument No. 20070614-0071360; Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Bylaws recorded in Instrument No. 20051024-0128043; Charter of Bridgewater Master Association recorded at Instrument No. 20060223-0021110; Easement for Right-of-way, recorded in Book 1291, Page 99; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050222-0019150; Agreement for Dedication of Easement for Sanitary Sewer and/or Stormwater recorded at Instrument No. 20060120-0008000 and Deed to Homeowners Association for conveyance of open space/common area recorded at Instrument No. 20091110-0103837, corrected at Instrument No. 20091117-0105711, Said Register's Office.

unimproved ( )
This is improved (X) property, known as 1716 Robindale Court, Hermitage, Tennessee 37076
(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 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 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/our hand(s) this 28th day of March, 2014.

David G. Martin

Teresa G. Martin

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of March, 2014, before me personally appeared David G. Martin and wife, Teresa G. Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122