BILL GARRETT, Davidson County
Trans:T20140021950 DEEDWARR
Recvd: 04/02/14 08:52 3 pgs
Fees:18.00 Taxes:2590.00
20140402-0027085

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
BMTE FILE 14643

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Mitchell Whitson 2148 Smith Springs Road Nashville, TN 37217	New Owner	14800013500
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael Leon Martin and wife, Gladys Louise Martin (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto W. R. Mitchell Whitson (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 of the M. L. Martin Property Subdivision Plan as shown of record in Plat Book 6200, Page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same real property conveyed to Milburn L. Martin, Trustee, U/A/D Mar. 10, 1999, of the Milburn L. Martin Revocable Living Trust Agreement by Quitclaim Deed from Milburn L. Martin, recorded in Book 11396, Page 21, and Book 11396, Page 19, Register's Office for Davidson County, Tennessee.

By First Amendment to the Milburn L. Martin Revocable Living Trust dated 12 September 2003, Milburn L. Martin appointed Ms. Dean Morris, Successor Trustee therein, and designated that the within described real property would be distributed to his son, Michael Leon Martin, upon his death.

Milburn L. Martin died in Davidson County, Tennessee, on 20 September 2003. His Last Will and Testament was admitted to probate in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, in the matter of the Estate of Milburn L. Martin, deceased, Case No. 04P-303.

Being the same property conveyed to Michael Leon Martin by Trustee's Deed from Ms. Dean Morris, Successor Trustee under the Milburn L. Martin Living Revocable Trust Agreement, recorded on the 28th day of June, 2005 in Instrument No. 20050628-0074328, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 2111 Antioch Pike, Antioch, Tennessee 37013.

This conveyance is subject to the following:

1. Real property taxes for the year of 2014 for Davidson County, Tennessee which have been assumed by the Grantees.
2. Any and all matters shown on the plat of M. L. Martin Property, as recorded in Plat Book 6200, page 262, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $700,000.00)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 26th day of March, 2014.)
( )
(Notary Public)
(My commission expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the property described herein to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of March, 2014.

MICHAEL LEON MARTIN

GLADYS LOUISE MARTIN

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 26th day of March, in the year 2014, before me the undersigned, personally appeared Michael Leon Martin and wife, Gladys Louise Martin personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to this instrument, and acknowledged that they executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument for the purposes described therein.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY