Davidson County DEEDWARR Recvd: 05/13/14 11:26 3 pgs Fees:18.00 Taxes:1564.55 **20140513-0040859**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $422,850.00. Affiant Subscribed and sworn to before me, this the 9th day of May, 2014. Notary Public My commission expires: 6.26.16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel S. Martin	Wells Fargo Bank	**10310006100**
5803 Vine Ridge Dr.	101 North Phillips Avenue	
Nashville, TN 37205	Sioux Falls, SD 57104	

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,

Dianne A. Richardson, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel S. Martin and Marisa K. Martin, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 20 on the Plan of Hillwood Estates, Section One of record in Plat Book 1835, Page 117, amended in Book 2136, Page 521, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the southeasterly margin of Vine Ridge Drive at a point 3 feet East of the corner of Lots Nos. 20 and 21; thence, southeasterly 251 feet, more or less, to a point in the northern boundary line of Lot No. 17; thence, with the line between Lots Nos. 17 and 20, northeasterly 47 feet to the corner of Lots Nos. 17, 18 and 20; thence, with the line between Lots Nos. 18 and 20; northeasterly 110 feet to the corner of Lots Nos. 18, 19 and 20; thence, with the line between Lots Nos. 19 and 20, northerly 170 feet to the southeasterly margin of Vine Ridge Drive; thence, with the same, southwesterly 204.9 feet to the beginning.

Being the same property conveyed to Dianne A. Richardson by deed from William E. Booth and wife, Bettie L. Booth of record in Instrument No. 20041215-0149007, Register's Office for Davidson County, Tennessee, dated December 14, 2004 and recorded on December 15, 2004.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5803 Vine Ridge Dr., Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF May 9, 2014:

Dianne A. Richardson

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Dianne A. Richardson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 9th day of May, 2014.

My Commission Expires: 6.26.16

Notary Public

RYAN M. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20141139R

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

