BILL GARRETT, Davidson County
Trans:T20140036385 DEEDWARR
Recvd: 05/23/14 13:09 2 pgs
Fees:13.00 Taxes:962.00
20140523-0044773

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Matthew & Gwen A. Martin
2605 Bluefield Ave.
Nashville, TN 37214

SEND TAX BILL TO:
Academy Mortgage Corporation
1220 E 7800 S
Sandy, Utah 84094

MAP/PARCEL 095-040-213.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kimberly Denise Woodard, single and the sole-heir of the Estate of Thelma Joyce Barrett,** has this day bargained and sold, and does hereby transfer and convey unto **Matthew Martin and Gwen A. Martin, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 25 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, of record in Plat Book 843, Page 16, in the Register's Office for Davidson County.

Said part of Lot No. 25 fronts 133 feet on the Southerly margin of Bluefield Avenue and extends back 324.7 feet on the Northwesterly line and 356 feet, more or less, on the Southeasterly line to the Northeasterly line of Lot No. 35 and measures 100 feet thereon.

Being the same property conveyed to Larry D. Shupe by Warranty Deed from Philip Mark Walker and wife, Susan Craig Walker, of record in Book 8284, Page 974, Register's Office for Davidson County, Tennessee, dated January 28, 1991 and recorded on January 31, 1991.

The said Larry D. Shupe having since died May 19, 2007 and under his Last Will and Testament probated in the Probate Court for Davidson County, Tennessee, Case No. 07P914, said property was devised to Thelma Joyce Barrett.

Being the same property conveyed to Thelma Joyce Barrett by Quitclaim Deed from Betty Duke, Executrix of the Estate of Larry Shupe, of record in Instrument No. 20080328-0031444, Register's Office for Davidson County, Tennessee, dated March 25, 2008 and recorded on March 28, 2008. The said Thelma Joyce Proffitt Barrett died testate on November 5, 2008. The Grantor herein executes this instrument as Sole Heir of the Estate of Thelma Joyce Proffitt Barrett. See also Affidavits of Heirship of record in Instrument 20140523-0044771 **, and Instrument** 20140523-0044772 **said Register's Office.**

Thelma Joyce Barrett and Thelma Joyce Proffitt Barrett being one and the same person.

This is improved property known as: **2605 Bluefield Ave., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 843, page 16, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of May, 2014.

Estate of Thelma Joyce Barrett

Kimberly Denise Woodard

Kimberly Denise Woodard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kimberly Denise Woodard ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of May, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 5/5/15

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No. 14163