BILL GARRETT, Davidson County
Trans:T20140039525 DEEDWARR
Recvd: 06/05/14 09:20 2 pgs
Fees:13.00 Taxes:444.00

20140605-0048767

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Brandy Gomez
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2014.

Notary Public
My commission expires: 8/23/16

05-1404-66244

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian D. Martin 908 Beaumont Drive Madison TN 37115	NEW OWNER	051-03-0-114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Venus Sircar, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian D. Martin, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Section Two, Pleasant Acres, of record in Book 2133, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gilbert A. Sircar and wife, Venus Sircar by deed from Ted Patton, dated November 18, 1992, recorded December 4, 1992, of record in Book 8804, Page 800, Register's Office for Davidson County, Tennessee. The said Gilbert A. Sircar having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 908 Beaumont Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

x

WITNESS my hand this 29th day of May, 2014.

X Venus Sircar

Venus Sircar

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Venus Sircar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of May, 2014.

X

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY