(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-20798

BILL GARRETT, Davidson County
Trans:T20140041976 DEEDWARRSP
Recvd: 06/13/14 11:54 2 pgs
Fees:13.00 Taxes:386.65
20140613-0051832

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Matthew Martin and Kristie M. Martin	new owner	
213 Gillette Dr		155100B00500CO
Franklin, TN 37069		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Natchez Pointe Partners, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Matthew Martin and Kristie M. Martin, husband and wife** (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Natchez Pointe of record in Instrument Number 20080402-0033047, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being part of the same property conveyed to Natchez Pointe Partners, a Tennessee general partnership by Deed from Natchez Pointe, LLC of record at Instrument No. 20110126-0007323, Register's Office for Davidson County, Tennessee, dated January 26, 2011 and recorded on January 26, 2011.

This is UNIMPROVED property known as 7128 Natchez Pointe Place, Nashville, TN 37221.

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, and Grantee's heirs, successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 3rd day of June, 2014.

Natchez Pointe Partners

By: Authorized Representative
R. L. Moore, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared R. L. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Natchez Pointe Partners, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Authorized Representative.

Witness my hand and official seal this 3rd day of June, 2014.

Notary Public

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**104,500.00**.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2014.

Dorothy E. Welch
Notary Public

My Commission Expires: 5-17-15

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY