BILL GARRETT, Davidson County
Trans:T20140042644 DEEDWARR
Recvd: 06/17/14 09:04 2 pgs
Fees:13.00 Taxes:410.70
20140617-0052558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~114,500.00~~ 111,000.00 am. KH.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public

My commission expires: 4/26/15

STATE OF TENNESSEE NOTARY PUBLIC KRISTI HOWELL SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **KRISTIN MARTIN** | Kristin Martin | **163160A10500CO** |
| **2010 ETHAN LN** | 2010 Ethan Lane | |
| **ANTIOCH, TN 37013** | Antioch, TN 37013 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**SHAUNETHIA D. HALL, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KRISTIN MARTIN, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 225 ON THE PLAN OF PHASE TWO, PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 2005-0609-0066104- EXHIBIT "A-1", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SHAUNETHIA D. HALL, AN UNMARRIED WOMAN, BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, DATED 11/10/2006 AND RECORDED ON 11/14/2006 IN INSTRUMENT NUMBER 20061114-0141362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $105,185.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2010 ETHAN LN, ANTIOCH, TN 37013.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 30th day of May, 2014.

Shaunethia D. Hall

SHAUNETHIA D. HALL

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, SHAUNETHIA D. HALL, 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 30th day of May, 2014.

Teresa A. Steele

Notary Public

My Commission Expires: 7/19/14

TERESA A. STEELE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY