STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

x Luis A Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2014.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-9047D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luis A. Martinez and Alejandra Martinez, husband and wife (NAME)	New Owner (NAME)	8-146
3915 Baxter Road (STREET ADDRESS)	P.O. Box 110644 (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37222 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David Hill, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis A. Martinez and Alejandra Martinez, husband and wife**, 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:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by John B. Bates, dated January 13, 1976, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of Baxter Road; said beginning point being North 63° West 300' from the northwest corner of the property owned by Paul T. Edwards in Book 4218, page 98, Register's Office for Davidson County, Tennessee: thence South 82°30' West 180.0 feet to an iron pin; thence North 27° East 1215.0 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 53°15' East 100.00 feet to an iron pin; thence continuing with the southerly margin of Baxter Road South 63° East 50.0 feet to the point of beginning, containing 3.90 acres, more or less.

BEING the same property conveyed to Randy Hasse and wife, Jacqlyn Hasse from Randall C. Baxter and wife, Laura G. Baxter, by Quit Claim Deed dated May 3, 2008, as Instrument No. 20090320-0025243, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David Hill, unmarried from Randy Hasse and wife, Jacqlyn Hasse by Quit Claim Deed dated June 18,2014, and as of record in Instrument No. 20140620-0054190, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140043984 DEEDWARR
Recvd: 06/20/14 14:34 2 pgs
Fees:13.00 Taxes:185.00
20140620-0054191

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3915 Baxter Road, Joelton, TN 37080.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of June, 2014.

x David Hill
David Hill

June 18, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named David Hill, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18th day of June, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066