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

BILL GARRETT, Davidson County
Trans:T20140052204 DEEDWARR
Recvd: 07/21/14 09:13 2 pgs
Fees:13.00 Taxes:1156.25
20140721-0064254

05-1406-66302

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $312,500.00

April D. Widman
Affiant

Subscribed and sworn to before me, this 15th day of July, 2014.

Notary Public
My commission expires: April 1, 2017

LARRY WESTBROOK NOTARY PUBLIC AT LARGE TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Tony J. Small 2041 Hawks Nest Court Hermitage TN 37076	Magna Bank P.O. Box 172207 Memphis, TN 38187	098-06-0-A-112.00-CO

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, Jason J. Martz and wife, Holly D. Martz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tony J. Small and Sharon E. Small, individually and as Trustees of the Tony J. Small and Sharon E. Small Revocable Trust dated February 5, 2011, 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. 104, on the Plan of Phase One, Section B, Bridgewater, of record in Instrument No. 20060425-0046949, as corrected in Instrument No. 200606080067982, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason J. Martz and wife, Holly D. Martz by deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated December 20, 2006, recorded January 2, 2007, of record in Instrument No. 20070102-0000237, Register's Office for Davidson County, Tennessee.
>
> 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 2041 Hawks Nest Court, Hermitage, TN 37076

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

X

WITNESS my hand this 15th day of July, 2014.

Jason J. Martz

Holly D. Martz

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 15th day of July, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16