THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31891-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2014. Notary Public My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Eric V. Martino, Katherine Martino 1625 Nottingham Place Nashville, TN 37221	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 142 160 A 12500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Wingo and wife, Alison S. Wingo**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric V. Martino and Katherine Martino, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1625 Nottingham Place, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140052980 DEEDWARR
Recvd: 07/22/14 15:21 3 pgs
Fees:18.00 Taxes:1480.00

20140722-0065163

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2014.

John R. Wingo

Alison S. Wingo

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John R. Wingo and Alison S. Wingo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Phase Three of Devon Park, of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Wingo and wife, Alison S. Wingo, by deed dated October 17, 2001, from Kenneth P. Ezell, Jr. and wife, Carol C. Ezell, of record in Instrument No. 20011018-0113806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 142 160 A 12500 CO.
2. Declaration of Covenants, Conditions and Restrictions for Devon Park of record in Book 6176, page 7, amended in Book 6541, page 542, and Book 6967, page 156, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Devon Park Homeowners Association, of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Devon Park Homeowners Association of record in Book 7372, page 862, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 52, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6145, page 252, and Book 6908, page 59, Register's Office for Davidson County, Tennessee.