WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TERESA D. HAMRICK NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-27-2016

R-WP-14-2802

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas A. Martin and Vanda K. Martin	new owners	
(NAME)	(NAME)	**092-10-0-098.00**
P.O. Box 330927		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MICHAEL N. MANN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS A. MARTIN AND WIFE, VANDA K. MARTIN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 55 on the Plan of T.M. Steger's Clifton Pike Subdivision of record in Plat Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 40 feet on the north side of Torbett Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Michael N. Mann, unmarried by deed from Gary W. Derrick and wife, Veressa J. Derrick of record in Instrument No. 20050322-0031010 Register's Office for Davidson County, Tennessee, dated March 21, 2005 and recorded on March 22, 2005. (Value of consideration shown in aforementioned deed $60,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2802 Torbett Street , Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140054133 DEEDWARR
Recvd: 07/28/14 09:14 2 pgs
Fees:13.00 Taxes:314.50
20140728-0066545

Witness my/our hand(s) this the 24th DAY OF JULY, 2014.

Michael N. Mann

Sokunthea H. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL N. MANN and SOKUNTHEA H. MANN, the within named bargainors, 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 and official seal, this the 24th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)