WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-RW-14-1382-181

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)
Ashlee D. Moore	First Community Mortgage	
(NAME)	(NAME)	**163-02-0C-039.00-CO**
1382 Rural Hill Road, Unit 181	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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 CHAD MARTIN AND CANDACE NICKEL MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEE D. MOORE,** Unmarried 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:

Being Lot No. 39, Unit No. 181 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404- 0038533, and amended in Instrument No. 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws.

Being the same property conveyed to Michael Chad Martin, a single person and Candace Nickel, a single person as tenants in common with right of survivorship by deed from Newmark Homes, L.P., a Texas limited partnership of record in Instrument No. 20080731-0078627 Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on July 31, 2008. Candace Nickel, having since married is now known as Candace Nickel Martin.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of Townhomes Property Line Exhibit of Autumn Ridge Phase I, attached as an Exhibit to the Master Deed and By-Laws of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Autumn Ridge Townhomes of record in Instrument Number 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.
- Charter of Autumn Ridge Townhomes Homeowners' Association, Inc. attached as Exhibit "C" to the Master Deed and By-Laws of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water detention agreement of record in Instrument Number 20050414-0041609, in the Register's Office for DavidsonCounty, Tennessee.
- Deed and easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9392, Page 520, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20140055085 DEEDWARR
Recvd: 07/30/14 09:11 2 pgs
Fees:13.00 Taxes:362.60

20140730-0067723

This is **improved** property known as: **1382 Rural Hill Road, Unit 181, Antioch, Tennessee 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 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.

Witness my/our hand(s) this the 7th DAY OF JULY, 2014.

Michael Chad Martin

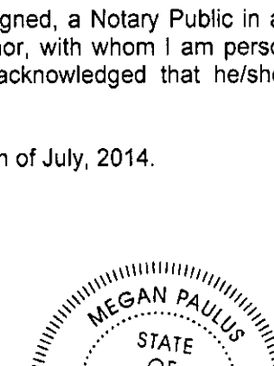
Candace Nickel Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL CHAD MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2014.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDACE NICKEL MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2014.

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212