Box 14 return to: John T. Cook, P.C. Box 14 File 26291-8
2927 Berry Hill Dr, Nashville, TN 37204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065129 DEEDWARR
Recvd: 09/03/14 08:36 2 pgs
Fees:13.00 Taxes:492.10
20140903-0080147

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 2014.

Anna Mosley
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opal Greenway	Access National Mortgage	Map 161-11-A
(NAME)	(NAME)	
433 Huntington Ridge Drive	1800 Robert Fulton Dr, Ste 350	Parcel 224 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **CHRIS M. MARTIN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OPAL GREENWAY***, 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: *married woman

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Huntington Ridge Townhomes, of record in Plat Book 4675, page 9, as revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Chris M. Martin, unmarried, by deed dated March 15, 2006 from Jonathan B. Knight and wife, Phyllis G. Bishop, of record in Instrument No. 20060323-0033276, said Register's Office.

Mary Yasol joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 9, said Register's Office; (c) restrictive covenants of record in Book 4729, page 687, Book 4489, page 905, "Book 5394, page 243, Book 4889, page 905 and Instrument No. 20110331-0024865, said Register's Office; (d) Bylaws of record in Book 7423, page 762, Instrument No. 20080324-0029069 and Instrument No. 20130724-0076332, said Register's Office; and (e) easement of record in Book 9775, page 308, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 433 Huntington Ridge Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 29 day of August, 2014.

Chris M. Martin
By: Kevin D. Montgomery, Attorney in Fact

Mary Yasol
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Chris M. Martin and Mary Yasol and acknowledged that he executed the same as the free act and deed of Chris M. Martin and Mary Yasol.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2014.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018