WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067072 DEEDWARR
Recvd: 09/09/14 12:14 2 pgs
Fees:13.00 Taxes:1172.90

20140909-0082486

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: June 4, 2015 (AFFIX SEAL)

LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Ashley Humphries	NEW OWNER	155100A10700CO
(NAME)	(NAME)	
813 Deer Foot Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Martin and Dayla Martin, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Laura Ashley Humphries, unmarried**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Lot No. 106, on the Final Plat of McCrory Trace Estates, of record in Plat Book 6900, Pages 720-723 as corrected in Book 7825, Page 429, said Registers Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William B. Fauver and Laura Sanders by Warranty Deed dated from Construction Associates Inc. of record in Book 9392, Page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shantelle Hernandez, a married woman by Warranty Deed dated 01/30/2013 from William B. Fauver and Laura Sanders of record in Instrument 201302080013139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Martin and Dayla Martin, husband and wife by Quit Claim Deed dated 07/16/2013 from Shantelle Hernandez, a married woman of record in Instrument 201307180074289, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 6900, Page 720, Plat Book 6900, Page 721, Book 6900, Page 722, Plat Book 6900, Page 723, Book 7825, Page 429, said Register's Office.

Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 7576, Page 846, said Register's Office.
By-Laws of record in Book 7576, Page 831, said Register's Office.
Grant of Transmission Line Easement of record in Book 4150, Page 109, said Register's Office.
Charter of the Homeowner's Association of record in Book 7576, Page 821, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7820, Page 342, as rerecorded of record in Book 8013, Page 698, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 Taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 813 Deer Foot Court, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 5th day of September, 2014

Kevin Martin

Dayla Martin

State of Tennessee
County of Williamson

Personally appeared before me Kevin Martin and Dayla Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2014.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064