WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$229,900.00.**

Affiant

Subscribed and sworn to before me this 25th day of September, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rhonda Martocci	New Owner	071-04-0-137.00
1304 Lewisburg Pike		
Franklin, TN 37064		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rhonda Martocci**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the east 35 feet of Lot No. 40 and the west 25 feet of Lot No. 42 on the Plan of J. L. Gordon's Subdivision, of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the south side of Gordon Terrace and runs back between lines 292 feet more or less, on the west line of Lot No. 40 and 294 feet on the east line of part of Lot No. 42 to a dead line, on which it measures 60 feet.

Being the same property conveyed to Curbside Properties, LLC, from Tashia T. Richards-Brown, by Elliott Rushing, Attorney In Fact and Marquez X Brown, by Elliott Rushing, Attorney In Fact, a married couple by Warranty Deed on April 16, 2014 of record in Instrument Number 20140424-0034520, Register's Office for Davidson County, Tennessee. Further conveyed to Winward Properties, Inc., from Curbside Properties, LLC, by QuitClaim Deed on July 18, 2014, of record in Instrument Number 20140721-0061638, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 in the estimated amount of $1,766.89 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-04-0-137.00, which are not due until 10/1/2014.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as: **142 Gordon Terrace, Nashville, TN 37207**

Davidson County DEEDWARR
Recvd: 09/29/14 14:20 2 pgs
Fees:13.00 Taxes:850.63
20140929-0089556

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 25, 2014.

Winward Properties, Inc.

By Tyler King, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of September, 2014, before me, appeared Tyler King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tyler King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE