BILL GARRETT, Davidson County
Trans:T20140078175 DEEDWARR
Recvd: 10/16/14 15:35 2 pgs
Fees:13.00 Taxes:170.57
20141016-0095760

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $46,100.00.

Affiant

Subscribed and sworn to before me, this 15TH day of October, 2014.

Carmen Coats
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
FLAVIO MARTINEZ 343 Willard Dr. Nashville, TN 37211	New Owner	16201003900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL PATE, an unmarried man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **FLAVIO MARTINEZ and ROSALIA RAMIREZ, husband and wife,** hereinafter called the Grantee, THEIR successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, beginning at a point in the southerly margin of Tusculum Road; thence S 4-1/2 deg. E 292.00 feet, more or less, to a point; thence N 84 deg. E 136 feet to a point; thence N 2-1/2 deg. E to a point in the southerly margin of Tusculum Road; thence westwardly with said margin 178 feet on a curve to the point of beginning, according to survey by John Kohl dated 9/6/74, Job No 22-3419-A.

Being the same property conveyed to Paul Pate by Substitute Trustee's Deed dated 10/2/14 of record in Instrument No. Instrument No. 20141009-0093742, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 291 Tusculum Road, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of October, 2014.

PAUL PATE

STATE OF TN.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PAUL PATE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 14th day of October, 2014.

Notary Public

My Commission expires: 3-30-15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE