This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

BILL GARRETT, Davidson County
Trans:T20140080352 DEEDWARR
Recvd: 10/24/14 13:44 3 pgs
Fees:18.00 Taxes:603.10
20141024-0098395

The actual consideration or value whichever is greater for this transfer is $163,000.00.

Shelia D Martin
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BARBARA J. MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Sworn to and subscribed before me
This 17th day of October, 2014.

Barbara J Moss
NOTARY PUBLIC

My Commission Expires: 7/2/18

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Shelia D. Martin, et al 1017 Pine Meadow Court Nashville, TN 37221	Same	156-05A-037.00CO

Warranty Deed

Grantor: Shelia D. Martin
Grantee: Willie D. and Virginia W. Martin

That for the consideration hereafter expressed, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm a partial interest unto Grantees, to own the property as joint tenants with right of survivorship, in a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

1. Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Harpeth Village PUC, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants Conditions and restrictions for Harpeth Village of record in Instrument Number 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions, and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
2. Being the same property conveyed to Shelia D. Martin, a single woman, by Danco Development, Inc. d/b/a Franklin Heritage Homes by warranty deed of record in Instrument Number 20120305-0018915, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1017 Pine Meadow Court, Nashville, TN 37221.

The purpose of this warranty deed is for the grantees, Willie D. Martin and Virginia W. Martin, to have a $163,000.00 partial interest in said property. Shelia D. Martin, Willie D. Martin and Virginia W. Martin will own the property as joint tenants with right of survivorship.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor does further covenant and bind Grantor, her successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantee's heirs, successors, and assigns, against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on October 17, 2014

Shelia D. Martin, Grantor

State of Tennessee
County of Davidson

On October 17, 2014, personally appeared before me Shelia D. Martin, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as his free act and deed.

Notary Public

My commission expires: 7/2/18

