WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081298 DEEDWARR
Recvd: 10/28/14 15:55 2 pgs
Fees:13.00 Taxes:314.50

20141028-0099542

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Emily Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2014.

Celia Stewart Rouse
Notary Public

MY COMMISSION EXPIRES: 12/4/2015

(AFFIX SEAL)

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Martin Jr.	Pinnacle Bank	07307018900
(NAME)	(NAME)	
2409 Robbie Court	150 3rd Avenue South, te 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(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, **Mandy J. Judkins Emery, a married woman and Husband, Lance Emery**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael L. Martin Jr., 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. 23A, Section 4, Cabin Hill, on the Zone Lot Division of Lots 22 through 26, 38, and 39, Section 4, and Lots 41, 42, and 43, Section 3, Cabin Hill, of record in Plat Book 6250, Page 523, amending Plat Book 5200, Page 795, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mandy J. Judkins, unmarried by Warranty Deed dated 02/25/2011 from Julie M. O'Brien Fritz and husband, Christopher W. Fritz of record in Instrument 201103030016904, Register's Office for Davidson County, Tennessee.

The said Mandy J. Judkins having since married is also known as Mandy J. Judkins Emery.
The said Mandy J. Judkins and Mandy J. Judkins Emery are one in the same person.
The said Lance Emery joins in this conveyance to waive any and all rights he has in said property.

All matters as set forth per Plat Book 6250, Page 523, amending Plat Book 5200, Page 795, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6430, Page 508, said Register's Office.

Charter of record in Book 6560, Page 154, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2409 Robbie Court, Nashville, TN 37214
(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 21st day of October, 2014.

Lance Emery

Mandy J. Judkins Emery

State of Tennessee
County of Wilson

Personally appeared before me Lance Emery and Mandy J. Judkins Emery, 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 21st day of October, 2014.

Notary Public
My Commission Expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122