Davidson County	DEEDWARR
Recvd: 11/25/14 14:47	3 pgs
Fees:18.00 Taxes:880.23	
20141125-0108837	

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$237,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF November, 2014.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kara F Martin 6552 Redmond Ln Nashville TN 37211	American Mtg Service 11503 Springfield Pk Cincinnati OH 45246	Map 180 00 0 Parcel 114.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

GRADY W. FOLGER, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kara F. Martin and Seth Martin, wife and husband

Hereinafter called the grantees, their heirs 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, being Lot(s) 2, as shown on the map entitled Stonebrook, Section-3, A Portion of Section-2, of record in Book 6050, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GRADY W. FOLGER AND WIFE, ROBBIE D. FOLGER, by deed from MICHAEL L. WEAKLEY AND WIFE, ROBIN S. WEAKLEY, of record in Book 11055, Page 856, dated July 31, 1998, said Register's Office. ROBBIE D. FOLGER has since conveyed her interest in said property to GRADY W. FOLGER by quitclaim deed of record in Instrument No. 20110708-0052313, dated July 7, 2011, said Register's Office.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Restrictive Covenants contained in instrument of record in Book 6418, Page 32, re-recorded in Book 6428, Page 330, said Register's Office.
4) Possible assessments for grass cutting and cleanup as set forth in the Restrictive Covenants of record in Book 6418, Page 32, re-recorded in Book 6428, Page 330, said Register's Office.
5) The mortgage loan inspection by John Kohl & Company, P.C. dated July 21, 1998, shows the neighbor's concrete drive and neighbor's wooden fence is encroaching over the northerly side of said lot.

This is ☐un ☒improved property known as: 6552 Redmond Ln Nashville, TN 37211
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 24th day of November, 2014.

GRADY W. FOLGER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, GRADY W. FOLGER, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:

Touchstone Title & Escrow LLC
2500 21st Ave South
Suite 102
Nashville, TN 37212

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).