WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092010 DEEDWARR
Recvd: 12/09/14 12:15 2 pgs
Fees:13.00 Taxes:301.55

20141209-0112680

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Gene Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2014.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

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
Gene Martin	Same	034-03-0B-201.00-C
(NAME)	(NAME)	
122 Cobblestone Place Dr		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, **Leigh Ann Martin, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gene Martin, an unmarried man**, 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 Unit No. 201, as shown on the plan of Churchill Crossing, Phase, 2, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 7792, Page 915, and amended in Book 7804, Page 616, and amended in Book 7845, Page 540, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Leigh Ann Martin, unmarried by Warranty Deed dated 11/12/2009 from Maxine S. Strickler, an unmarried woman of record in Instrument 200911160105069, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 7900, Page 25, said Register's Office.

Master Deed and By-Laws filed for record in Book 7792, Page 915, said Register's Office.

Said Master Deed and Bylaws were amended of record in Book 7804, Page 616, said Register's Office.

Said Master Deed and Bylaws were amended of record in Book 7845, Page 540, said Register's Office.

Stormwater Detention Agreement of record in Book 7410, Page 379, said Register's Office.

Stormwater Detention Agreement of record in Book 10779, Page 627, said Register's Office.

Charter Amendment of record in Book 7788, Page 924, 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 201 Churchill, Madison, TN 37115

(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 my hand this 5th day of December, 2014.

Leigh Ann Martin

State of Tennessee
County of Wilson

Personally appeared before me Leigh Ann Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2014.

Notary Public
My Commission Expires: 8-14-17

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

