This Instrument Prepared By
(without the benefit of title insurance):
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229

BILL GARRETT, Davidson County
Trans:T20140094512 DEEDWARR
Recvd: 12/17/14 14:11 2 pgs
Fees:13.00 Taxes:46.25
20141217-0115514

ADDRESS OF NEW OWNER:
Timmy Martin and
~~Erika~~ Erica Martin
585 Highpoint Dr.
Smyrna TN 37167

SEND TAX BILLS TO:
New Owner

Map and Parcel: 16313001500

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **NASHVILLE POST OFFICE CREDIT UNION, a Tennessee corporation,** (herein "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Timmy Martin and wife, ~~Erika~~ Erica Martin,** (herein "Grantees"), their successors and assigns, forever, the following described tract or parcel of land in the **Davidson County**, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One (Revised), Peppertree Forest, recorded in Plat Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Antoinette Slaton, an unmarried woman, from Jeff K. Minikus and Rosella K. Minikus, husband and wife, by Deed of record in Instrument No. 20000327-0030427, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nashville Post Office Credit Union from Sharon Rader, Substitute Trustee, by Substitute Trustee's Deed of record in Instrument No. 20140721-0064386, said Register's Office.

This property is presently known as 1004 Greystone Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the year 2015 and following years; (2) Any and all restrictions and easements of record.

PROPERTY CONVEYED "AS IS."

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances, estate, title, and interests thereunto belonging unto the said GRANTEE, its successors and assign, in fee simple forever.

GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth herein.

GRANTOR for itself and its successors, does covenant with the said GRANTEE, its heirs, successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

GRANTOR further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further or otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender as the context requires.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed to be executed this 15th day of December 2014.

NASHVILLE POST OFFICE CREDIT UNION

By: Sharon Rader
Sharon Rader, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Sharon Rader**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the Manager (herein "Officer") of **NASHVILLE POST OFFICE CREDIT UNION**, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing her name as such authorized officer.

Witness my hand and official seal at office this 15th day of December 2014.

NOTARY PUBLIC

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

AFFIANT

SUBSCRIBED and sworn to before me this the 15th day of December 2014.

NOTARY PUBLIC
My Commission Expire:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

1412-198