WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004922 DEEDWARR
Recvd: 01/21/15 09:45 2 pgs
Fees:13.00 Taxes:536.50
20150121-0005761

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Karen Kerley Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

BARBARA A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Glenn Frazier	F & M Bank	04215007600
(NAME)	(NAME)	
301 E Marthona Road	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles R. Martin and Karen Kerley Martin, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Glenn Frazier and Tina C. Frazier, husband and wife, 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, begin Lots Nos. 41 to 44, both inclusive, of Block "A" on the Plan of Marthonna Subdivision and Described according to a copy of a survey by J. A. Mefford, surveyor, December, 1937, as follows:

Beginning at a point on the easterly margin of Marthonna road East, formerly Ezell Road, East, of the common corner of Lots 40 and 41; thence with the line between said lots, easterly 416 feet to a point; thence southweardly 100 fet to the corner of Lots 44 and 45; thence with the line between said lots, westwardly 417.4 feet to the easterly margin of Marthonna Road, East; thence with the margin of the same, 100 feet to the beginning.

Being the same property conveyed to Charles R. Martin and wife, Karen Kerley Margin by deed from Clarence R. Wilson and wife, Deborah F. Wilson of record in Book 5857, Page 349, Register's Office, Davidson County, Tennessee.

This conveyance is subject to easements in Book 5666, Page 652, and Book 5756, Page 618, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 301 E Marthona Road, 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 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 our hands this 16th day of January, 2015.

Charles R. Martin

Karen Kerley Martin

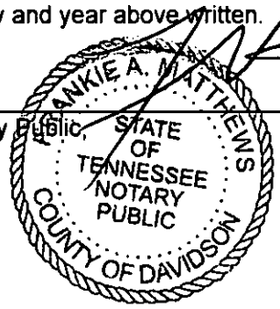
STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 16th day of January, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles R. Martin and Karen Kerley Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public



My Commission Expires:

5-3-16