THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL CARRETT, Davidson County
Trans:T20150005949 DEEDWARR
Recvd: 01/26/15 08:37 2 pgs
Fees:13.00 Taxes:432.90
20150126-0007020

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Martin and Karen Martin 87 Rolling Meadow Drive Goodlettsville, Tennessee 37072	Same as New Owners	033-03-0A-087.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MICHAEL DAVID HARRIS**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **CHARLES MARTIN AND WIFE, KAREN MARTIN**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 87 as shown on Plat of Rolling Meadows, Phase 1, Section V, of record in Book 6900, page 495, Register's Office for Davidson county, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 7408, page 733, Register 's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian Fay Roberts, by Warranty Deed from Lillian G. Benjamin, unmarried, of record in Instrument No. 20050413-0041289, dated 4/1/2005, Register's Office for Davidson County, Tennessee. Lilian Fay Roberts is now deceased. David Michael Harris is the sole heir of Lilian Fay Roberts as well as the sole devisee under her Last Will and Testament filed in the matter of IN RE: Estate of Lilian Fay Roberts, Docket No. 14P-2039, Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

This is improved property known as **87 Rolling Meadow Drive, Goodlettsville, Tennessee 37072**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 this **16th** day of **January, 2015**:

Michael David Harris

Michael David Harris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL DAVID HARRIS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2015.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $117,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON