THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012890**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2015. Notary Public My Commission Expires: January 11, 2017

STEPHANIE MCPEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150011054 DEEDWARR
Recvd: 02/12/15 10:49 2 pgs
Fees:13.00 Taxes:732.60
20150212-0012998

WARRANTY DEED

Address New Owner: Kathryn Martin and Roger Martin 414 Weaver Dr Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 120-10-0-077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvia Hollingworth Reichle and Thor R. Reichle, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathryn E. Martin and David Ray, Wife and Husband**, and **Roger Martin, a married man**("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, SECTION 1, SEVEN OAKS, as shown on plat of record in Plat Book 1835, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Megan Hull, unmarried and Ian J. Ratzlaff, unmarried as joint tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns to Sylvia Hollingworth Reichle and Thor R. Reichle, wife and husband as recorded on the 11th day of June, 2014 in Instrument No. 20140611-0050890; Quitclaim Deed from Megan Hull, Unmarried to Megan Hull, Unmarried and Ian J. Ratzlaff, Unmarried as Joint Tenants, and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns as recorded on the 14th day of April, 2009 in Instrument No. 20090414-0033618 and Warranty Deed from Sabrina L. Posey to Megan Hull, unmarried as recorded on the 14th day of April, 2009 in Instrument No. 20090414-0033616, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, SEVEN OAKS, as recorded in Plat Book 1835, Page(s) 132.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1788, Page 349 and Book 2087, Page 183.

Easement for Avigation, recorded in Book 8731, Page 912.

This is improved property located at 414 Weaver Dr Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2015.

Sylvia Hollingworth Reichle by Thor R. Reichle, her Attorney-in-Fact

Thor R. Reichle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thor R. Reichle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Sylvia Hollingworth Reichle, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018