BILL GARRETT, Davidson County
Trans:T20150017746 DEEDWARR
Recvd: 03/11/15 13:59 4 pgs
Fees:23.00 Taxes:2368.00
20150311-0020913

Return to:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14935

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO
Norman L. Ricci, Jr., Trustee of the M City One Revocable Land Trust 2416 Abbott Martin Road, A Nashville, TN 37215	New Owner	131-12-0-033.00
This instrument prepared by: Christopher B. Fowler, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James Kennon Askew and Stephanie L. Askew (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Norman L. Ricci, Jr., Trustee of the M City One Revocable Land Trust (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Abbot Martin Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in Declaration of Covenants, Conditions and Restrictions for Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080714-00771954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080714-0071954, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James Kennon Askew and Stephanie L. Askew, husband and wife by Deed from Land Development.com Inc., a Tennessee Corporation, recorded on the 26th day of November, 2013 in Instrument No. 20131126-0121458, in the Register's Office of Davidson County, Tennessee

This is improved real property located at 2416 Abbott Martin, Road, A, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1130, Page(s) 99 and Exhibit "B" of Instrument No. 20080714-0071954, but deleting any covenant, condition or restriction indicating a preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Declaration and Covenants, Conditions and Restriction recorded in Instrument No. 20080714-0071954, but deleting any covenant, condition or restriction indicating a preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $640,000.00.
(
(
(Subscribed and sworn to before me
(this 6th day of March, 2015.
(
(My Commission Expires: 3-6-18

Affiant

Notary Public

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of March, 2015.

~~Kenhon James Askew~~
James Kennon Askew

Stephanie L. Askew

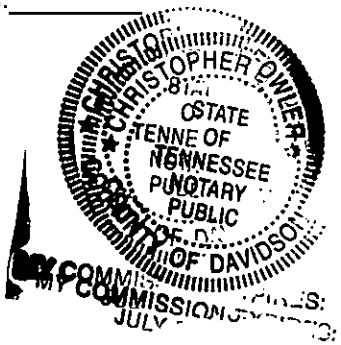
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stephanie L. Askew with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 5th day of March, 2015.

Notary Public

My Commission Expires: _____



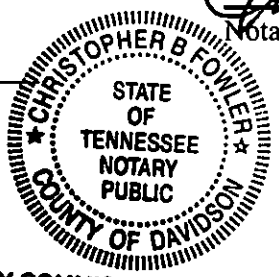
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Kennon James Askew with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2nd day of March, 2015.

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
JULY 2, 2018