NOTARIAL CERTIFICATE FOR EXECUTION OF DOCUMENT IN PERSONAL CAPACITY

I, KENNETH JOHN LORD, of Christchurch in New Zealand, Notary Public, certify that

On this 2nd day of March 2015,

MARGARET DUGGAN

proved to me on the basis of satisfactory evidence to be the person who signed,

in my presence, the attached

WARRANTY DEED

KENNETH JOHN LORD
NOTARY PUBLIC • CHRISTCHURCH, NEW ZEALAND

Signed and sealed by me, KENNETH JOHN LORD, Notary Public.

Parry Field Lawyers
PO Box 8020
Christchurch 8440

kenlord@parryfield.com

Ph: 64 3 348 8480
Fax: 64 3 348 6305

BILL GARRETT, Davidson County
Trans:T20150019854 DEEDWARR
Recvd: 03/18/15 15:16 3 pgs
Fees:18.00 Taxes:444.00
20150318-0023435

My appointment continues for life.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REG FAIRBETTY NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

G-CC-14-1834

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy J Martin	New Owner	
(NAME) **1834 Reynolds Road**	(NAME)	**135-00-0-409.00 AND 135-00-0-151.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARGARET DUGGAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMY J MARTIN A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of R.M. Meriweather's Subdivision of record in Plat Book 1424, Page 38, in the Register's Office for Davidson County, Tennessee, and also a 50 foot strip lying immediately east of and adjacent to said Lot No. 5.

Said Lot No. 5 fronts on the easterly side of Reynolds Road and runs back between parallel lines 180 feet to a dead line. Said 50 foot strip is described as follows: Beginning at the southeast corner of Lot No. 6 on said plan, 180 feet easterly from the easterly margin of Reynolds Road, said point being also the northeast corner of Lot No. 5; thence with the eastern boundary line of said Lot No. 5, South 9 degrees 50' West 90 feet to the northeast point; thence North 9 degrees 50 feet East 90 feet to a point; thence westwardly 50 feet to the beginning.

Being the same property conveyed to Margaret Duggan by deed from Clarence William Tucker and wife, Carolyn Jeanette Tucker of record in Instrument No. 20071228-0148201 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 28, 2007.

The above referenced property has never been the principal marital residence of Margaret Duggan and spouse David Duggan.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

AUTHENTICATED AND NOTARISED

This is **improved** property known as: **1834 Reynolds Road , Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2015.

Margaret Duggan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET DUGGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27th~~ 02nd MARCH of ~~February~~, 2015.

Notary Public
My Commission Expires: on death
(SEAL)

Kenneth John Lord
Notary Public
Christchurch, New Zealand
(My appointment is for life)

KENNETH JOHN LORD
NOTARY PUBLIC • CHRISTCHURCH, NEW ZEALAND

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212