WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alan Jay Still	Wilson Bank & Trust	Parcel ID:
2605 Bluefield Ave.	1436 W. Main Street	09504021300
Nashville, TN 37214	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Matthew Martin and wife, Gwen A. Martin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Alan Jay Still and wife, Ann Margaret Still

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, being the westerly part of Lot No. 25 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 133 feet on the southerly margin of Bluefield Avenue and extends back 324.7 feet on the northeasterly line and 356 feet, more or less, on the southeasterly line to the northeasterly line of Lot No. 35 and measures 100 feet thereon.

BEING the same property conveyed to Matthew Martin and Gwen A. Martin by deed from Kimberly Denise Woodard, of record in Instrument 20140523-0044773, dated May 21, 2014, Register's Office for said County. See also previous deed of record in Book 8284, Page 974, dated January 28, 1991, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2605 Bluefield Ave., Nashville, TN 37214

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 23rd day of March, 2015.

Matthew Martin

Gwen A. Martin

BILL GARRETT, Davidson County
Trans:T20150021721 DEEDWARR
Recvd: 03/25/15 10:46 2 pgs
Fees:13.00 Taxes:1276.50
20150325-0025569

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

