WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150028537 DEEDWARR
Recvd: 04/16/15 10:22 2 pgs
Fees: 13.00 Taxes: 2794.43
20150416-0033622

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $755,250.00.

Gerald E. Martin
Affiant

Subscribed and sworn to before me, this the 15th day of April, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gerald E. Martin **Cynthia Ann Ragan**	**Avenue Bank**	**Map 129 06 0 Parcel 073.00**
129 Joycelyn Hills Dr.	**111 10th Avenue South, Ste 200**	
Nashville, TN 37205	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

C. Christopher Remke and wife, Emily Louise Remke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald E. Martin and Cynthia Ann Ragan, husband and wife

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 Tract No. 3, on the Plan of Tracts 2 & 3, Joycelyn Hills, of record in Plat Book 8250, Page 640, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to C. Christopher Remke and wife, Emily Louise Remke, by Special Warranty Deed from William Allen Cargile, of record in Book 11541, Page 286, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 8250, Page 640, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to rights of ingress and egress by others relative to Joycelyn Hills Road, a private road and public utility easements therein. 3) Subject to Deeds of conveyance to Metropolitan Government of Nashville and Davidson County, of record in Book 11444, Page 165 and Book 11444, Page 198, said Register's Office. 4) Subject to Easement Agreement of record in Book 9460, Page 465,Register's Office of Davidson County, Tennessee. 5) Subject to Easement Agreement and Restrictive Covenants of record in Book 8902, Page 110, Register's Office of Davidson County, Tennessee. 6) Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20080505-0045779, Register's Office for Davidson County, Tennessee. Confirmation under Declaration of Restrictive Covenants of Jocelyn Hills of record in Instrument No. 20110401-0025230, Supplemental of record in Instrument No. 20130315-0026006, and Second Supplemental of record in Instrument No. 2014013-0008457, Register's Office of Davidson County, Tennessee.

This is improved (____) Unimproved (__x__) property, known as **129 Joycelyn Hills Dr., Nashville, TN 37205**

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 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 my/our hand(s) this **15th** day of **April, 2015.**

C. Christopher Remke

Emily Louise Remke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **C. Christopher Remke and Emily Louise Remke,** the within named seller, 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 at Nashville, Tennessee, this **15th** day of **April, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17