BILL GARRETT, Davidson County
Trans:T20150028813 DEEDWARR
Recvd: 04/16/15 15:43 3 pgs
Fees:18.00 Taxes:832.50
20150416-0033944

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 14th day of April, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nashvillerealtygroup.com LLC	New Owner	
508 South 10th Street		08308021600
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY RUTH MARTIN, UNMARRIED AND SHIRLEY JOAN MARTIN BLOOMER, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLEREALTYGROUP.COM LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 1A and 1B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2714 Meadow Rose Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141215-0114618, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Unit 2A and 2B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2710 Meadow Rose Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141215-0114619, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell T. Martin and wife, Kathleen H. Martin by deed from Burney L. Tucker, Jr. and wife, Anita Sweeney Tucker of record in Book 3642, page 325, Register's Office for Davidson County, Tennessee, dated October 14, 1963 and recorded on October 14, 1963.

Russell T. Martin Sr. died April 14, 1977, leaving Kathleen Hauser Martin as the surviving tenant by the entirety. Kathleen Hauser Martin died testate on December 1, 1991, devising the property to her children Shirley Joan Martin Bloomer, Russell T. Martin, Jr., Martha Louise Martin and Mary Ruth Martin pursuant to her Last Will and Testament which was Probated in Davidson County Probate Court at Docket No. 98554;

Russell Martin, Jr. aka Russell Theodore Martin, Jr. died intestate on January 20, 2001 leaving Mary Ruth Martin, Martha Louise Martin and Shirley Joan Martin Bloomer as his sole heir at law per estate proceedings filed in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 01P-323. See also Affidavit of Heirship filed in Instrument Number *_____, said Register's Office; *20150416-0033943

Martha Louise Martin died testate on probated July 27, 2005 and her Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 05P-1294 and devising her residual estate to Mary Ruth Martin.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2710 Meadow Rose Drive, Unit 2A & 2B and 2714 Meadow Rose Drive, Units 1A & 1B, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2015.

Mary Ruth Martin

Shirley Joan Martin Bloomer by Mary Ruth Martin, Attorney in Fact AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 14th day of April, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2015, before me personally appeared Mary Ruth Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shirley Joan Martin Bloomer as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Shirley Joan Martin Bloomer.

Witness my hand and seal this 14th day of April, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

William J. Bloomer, spouse of Shirley Joan Martin Bloomer, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

William J. Bloomer by

William J. Bloomer by Mary Ruth Martin,
Attorney in Fact Mary Ruth Martin AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2015, before me personally appeared Mary Ruth Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William J. Bloomer as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of William J. Bloomer.

Witness my hand and seal this 14th day of April, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018