BILL GARRETT, Davidson County
Trans:T20150031855 DEEDWARR
Recvd: 04/27/15 15:30 2 pgs
Fees:13.00 Taxes:370.00
20150427-0037631

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd 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:
GO Homes LLC	New Owner	083080C00100CO (part of)
602 Watermark Way		
Franklin, TN 37064		

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, **NASHVILLEREALTYGROUP.COM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GO HOMES 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, 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.

Being a portion of 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. Being also known as 0 Meadow Rose Dr. Nashville, TN 37206.

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 20150416-0033943, said Register's Office;

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.

Being a portion of the same property conveyed to Nashvillerealtygroup.com LLC, a Tennessee limited liability company by Warranty deed from Mary Ruth Martin, unmarried and Shirley Joan Martin Bloomer, married of record in Instrument No. 20150416-0033944 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 16, 2015.

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 unimproved property known as 2714 Meadow Rose Drive, Lot 1A, 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 23rd day of April, 2015.

Nashvillerealtygroup.com, LLC, a Tennessee Limited Liability Company

By: _____
Name: Torsheka Smith
Title: Authorized Member

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 Torsheka Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Nashvillerealtygroup.com, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of April, 2015.

_____
Notary Public

My Commission Expires:

