This instrument was prepared by:
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20150032101 DEEDWARRSP
Recvd: 04/28/15 12:26 5 pgs
Fees:28.00 Taxes:690.22
20150428-0037917

SPECIAL WARRANTY DEED

FROM: LATASSA M. KENT and husband, LAMAR C. KENT, Grantor

TO: WILLIS C. MARTIN, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Willis C. Martin 4482 Clarksville Pike Nashville, Tennessee 37218	Same	172120B09600CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE HUNDRED EIGHTY-SIX THOUSAND FIVE HUNDRED FORTY-SIX AND 12/100 DOLLARS ($186,546.12).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of April, 2015.

LISA A. LAMUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

Notary Public
My Commission Expires: 5-8-2017

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, LATASSA M. KENT and husband, LAMAR C. KENT ("Grantors"), have bargained and sold, and by these presents does transfer and convey unto WILLIS C. MARTIN ("Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more

particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1617 Roundhill Drive, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, representatives and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, representatives and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, representatives and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 24th day of April, 2015.

GRANTOR:

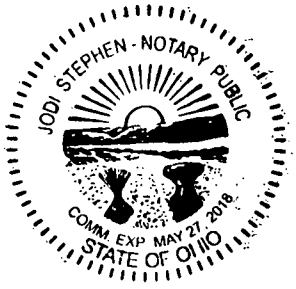
LATASSA M. KENT

LAMAR C. KENT

STATE OF Ohio)
)
COUNTY OF Franklin)

Before me, Jodi Stephen, a Notary Public of said County and State, personally appeared LATASSA M. KENT AND LAMAR C. KENT, HUSBAND AND WIFE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Reynoldsburg, OH, this 24th day of April, 2015.



Notary Public
My Commission Expires: May 27th, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 405, as shown on the map entitled Section Six, Bradford Hills, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LATASSA M. KENT AND HUSBAND, LAMAR C. KENT, by deed from MARILYN K. YAGER, AN UNMARRIED PERSON, of record in Book 11758, page 36, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes required to be paid in the year 2015, and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 290, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8069, page 170, as amended in Book 8374, page 591, said Register's Office.

4. By-Laws of record in Book 8071, page 531, said Register's Office.

5. Water Main Easement as set out in the Deed of Conveyance of record in Book 8377, page 769, said Register's Office.

6. Sanitary Sewer Easement as set out in the Deed of Conveyance of record in Book 8377, page 808, said Register's Office.