BILL GARRETT, Davidson County
Trans:T20150033897 DEEDWARR
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20150504-0040110

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jonathan P. Martin and wife, Molly S. Martin,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Joseph A. Villalobos and Ana E. Villalobos, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 399 on the Plan of Final Plat cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 20060216-0018813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Amended in 20060531006359 8

Being the same property conveyed to Jonathan P. Martin and wife, Molly S. Martin by deed dated April 30, 2009 from Celebration Homes, LLC of record as Instrument No. 20090505-0040823, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 174-11A-417CO

This property is known as 2449 Haskell Drive, Cane Ridge, TN 37013

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of April, 2015.

Jonathan P. Martin -Grantor

Molly S. Martin -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan P. Martin and Molly S. Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 12/21/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Joseph A. Villalobos etux	~~New Owner~~ New Owner
2449 Haskell Drive	460 Buckingham Dr
Cane Ridge, TN 37013	Las Vegas NV 89108

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$197,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30 day of February, 2015.

Affiant

(Seal) TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My commission expires:
3-20-18