File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052092 DEEDWARR
Recvd: 06/29/15 15:07 2 pgs
Fees: 13.00 Taxes: 1060.05

20150629-0062500

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,500.00

Margaret L. Avera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
Amanda J. Tramel	Wells Fargo Home Mortgage	Parcel ID:
1006 Larkwood Dr.	2701 Wells Fargo Way	098060B09500CO
Hermitage, TN 37076	Minneapolis, MN 55467	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Danny L. Martin and wife, Deborah D. Martin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amanda J. Tramel

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:

BEING Unit A of Lot 78-D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Danny L. Martin and wife, Deborah D. Martin by deed from Patricia L. Trapp, an unmarried person, of record in Instrument 20110419-0030121, said Register's Office, dated April 15, 2011.

This conveyance is subject to the Master Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; Instrument 20061004-0122802; Instrument 20071023-0125250, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (5) Storm Water Easements of record in Instrument 20050222-0019150 and Instrument 20060120-0008000, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1006 Larkwood Dr., Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with 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 our hands this 25th day of June, 2015.

Danny L. Martin

Deborah D. Martin

HEATHER BANDOW
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 24, 2016

STATE OF Arizona
COUNTY OF maricopa

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

Witness my hand and official seal at US Bank 9746 W. Happy Valley Peoria Az 85383, this 25 day of June, 2015.

My Commission Expires: 10/24/16

Heather Bandow
Notary Public