(1)

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150056922 DEEDWARR
Recvd: 07/14/15 10:37 2 pgs
Fees:13.00 Taxes:1147.00
20150714-0068434

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Cody Martin **3087 Brookview Forest Dr** **Nashville, TN 37211**	**New Owner**	**180-04-0B-063.00-CO**

****

That **Todd Russell Christian and Rachel Marie Christian** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Cody Martin, a single person** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of Brookview Forest, Phase II, Cluster Lot Option of record in Plat at Instrument No. 20040629-0076755, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Russell Christian and Rachel Marie Christian, as Joint Tenants with Rights of Survivorship by Quitclaim deed from Todd Russell Christian and Rachel Marie Christian F/K/A Rachel Marie Ditter, husband and wife of record in Instrument No. 20100108-0001976 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on January 08, 2010. (Value of consideration shown in aforementioned deed $0.00.)

This is improved property which bears the address of: 3087 Brookview Forest Dr Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **29th** day of **June, 2015.**

Todd Russell Christian

Rachel Marie Christian

STATE OF CO

COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Todd Russell Christian and Rachel Marie Christian ,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this **29th** day of **June, 2015.**

Notary Public

Commission Expires: _____

PAMELA LAUB
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034001729
My Commission Expires January 15, 2019

State of TENNESSEE

County of Williamson

The actual consideration or value for this property (whichever is greater) is **$310,000.00**.

Sworn to and subscribed before me this **29th** day of **June, 2015.**

Affiant

Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY