BILL GARRETT, Davidson County
Trans: T20150058203 DEEDWARR
Recvd: 07/17/15 09:39 2 pgs
Fees: 13.00 Taxes: 1295.00
20150717-0069907

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0685

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2015

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Francisco J. Dominguez 726 Southmeade Parkway Nashville, TN 37204	Bank of America, N.A. c/o PHH Mortgage 1 Mortgage Way Mount Laurel, NJ 08054	13207002300

WARRANTY DEED

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, I/WE,

Virginia Lawrence Martin, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francisco J. Dominguez, unmarried

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:

Land in Davidson County, TN, being Lot No. 16 on the Map of Southmeade, as of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth D. Martin and wife, Virginia Lawrence Martin, by Warranty Deed from Jack L. Whitley and wife, Mary Ann S. Whitley dated 04-30-1953 and recorded 04-30-1953 in Record Book 2144, Page 97, Register's Office for Davidson County, Tennessee. The said Kenneth D. Martin having died, Oct. 23rd, 1967, subject property vesting in Virginia Lawrence Martin, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 726 Southmeade Parkway, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of July, 2015.

Virginia Lawrence Martin
By Robert Dewey Martin, Attorney in fact

Virginia Lawrence Martin
By: Robert Dewey Martin, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 2nd day of July, 2015, before me personally appeared Robert Dewey Martin, to me known to be the person who executed the foregoing instrument on behalf of Virginia Dewey Martin as Attorney in Fact, and who acknowledged that he/she executed the same as their free act and deed of said Virginia Dewey Martin.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of July, 2015.

Notary Public

Commission Expires:

