BILL GARRETT, Davidson County
Trans:T20150060313 DEEDWARR
Recvd: 07/23/15 14:16 2 pgs
Fees:13.00 Taxes:462.50
20150723-0072486

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2015.

Notary Public
My commission expires: 2-8-18

06-1506-76116

Address of New Owner:	Send Tax Bills to:	Tax Information:
Drew Tune 1002 Elliston St. Old Hickory TN 37138	Same	044-15-0-260.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard W. Martin unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Drew Tune and Caitlyn Tune, joint tenants**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Section D, Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard W. Martin, unmarried by deed from Eleanor L. Willis, unmarried, dated November 5, 1997, recorded November 10, 1997, of record in Book 10679, Page 185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1002 Elliston St., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of July, 2015.

Richard W. Martin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard W. Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mount Juliet, TN, this 20th day of July, 2015.

Notary Public

My Commission expires:

12-22-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.