RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN156178

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3910 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150064800 DEEDWARR
Recvd: 08/05/15 10:50 2 pgs
Fees: 13.00 Taxes: 924.63
20150805-0077813

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2015.

NOTARY PUBLIC

My commission expires: 1-9-16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek A. Martinez 512 Schooner Cove Hermitage, TN 37076	OWNER	098 09 0A 047.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK DEWBRE AND CHRISTINE DEWBRE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DEREK A. MARTINEZ, A SINGLE PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 134, as shown on the map entitled Lakeshore, Phase 3-B, of record in Plat Book 7900, page 677, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK DEWBRE AND WIFE, CHRISTINE DEWBRE, by deed from GENOVA A. STEARNS, UNMARRIED, of record as Instrument No. 20020314-0032534, dated March 12, 2002, said Register's Office.

The address of the herein described property is believed to be 512 Schooner Cove, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of August, 2015.

MARK DEWBRE

CHRISTINE DEWBRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Dewbre and Christine Dewbre, 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 seal, this the 3rd day of August, 2015.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018