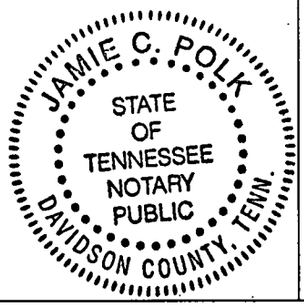
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

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:
Virgil Martin	Virgil Martin	Parcel ID:
856 Norwalk Drive	856 Norwalk Drive	108040A12200CO
Nashville, TN 37214	Nashville, TN 37214	

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

Josilyn Gullifer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Virgil Martin and wife, Dorothy Martin
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, Tennessee, being Lot No. 69 on the Plan of Villages of Larchwood, Phase 2, Section IV-A, of record in Instrument 20000928-0096098, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Josilyn Gullifer by deed from Tammy Fuller and Ronald Fuller, of record in Instrument 20060504-0052226, dated April 28, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10715, Page 162 amended in Book 10940, Page 499; Book 11448, Page 741; Instrument 20000928-0096105 and 20010625-0067106, Register's Office for said County.

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 20000928-0096098, 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 2800 Blackwood Drive, Nashville, TN 37214

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 my hand this 13th day of August, 2015.

Josilyn Gullifer

BILL GARRETT, Davidson County
Trans:T20150069429 DEEDWARR
Recvd: 08/18/15 11:10 2 pgs
Fees:13.00 Taxes:499.50
20150818-0083011

STATE OF OHIO
COUNTY OF Holmes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josilyn Gullifer, 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 this 14 day of August, 2015.

My Commission Expires: 10-7-15

Notary Public

