Return to:

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20150069828 DEEDWARR
Recvd: 08/19/15 10:25 3 pgs
Fees:18.00 Taxes:370.00
20150819-0083470

#1223

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
George L. Martinez and wife, Carrie Ann Martinez	(NEW OWNERS)	Map 181-00-0-
4205 Nandina Court		Parcel 067.00
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Randy Lee Yates, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **George L. Martinez and wife, Carrie Ann Martinez,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is not the personal, marital or primary residence of Grantor, his spouse and/or any dependents.

Laurie Yates joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights, if any that may be granted to a spouse by law in the property.

This conveyance is subject to the following:

1. **2015 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Any and all matters according to a survey prepared by Robert J. Morris, TRLS#748, dated March 1987 and Campbell, McRae & Assoc., Surveying, Inc., TRLS# 1838, dated November 10th, 1998.**

This is unimproved property commonly known as **6204 Pettus Road, Antioch, TN 37013**

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2015.

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary public:
My commission expires: 11-18-2017

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of August, 2015.

Randy Lee Yates

Laurie Yates

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randy Lee Yates and Laurie Yates**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of August, 2015.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin set in the Easterly margin of Pettus Road, said iron pin being 278.84' in a Northerly direction from a concrete monument set in the Northwest corner of a cemetery, N 17 deg. 05' 34" E with the margin of Pettus Road 139.42' to a concrete monument, said monument being the common corner of the Eddie Clark and Hoyt D. Sparks properties, thence with a fence between Clark and Sparks, S 83 deg. 56' 29" E 1212.67' to an iron pin, being the common corner of the Clark property, the Hedgepath property on the Northerly side and the Ray property on the Easterly side, thence with fence line between Clark and Ray S 5 deg. 02' 56" W 281.70' to an iron pin set in fence line, thence leaving fence line N 83 deg. 48' 51" W 593.15" to an iron pin, thence N 5 deg. 36' 01" E 148.31" to an iron pin, thence N 84 deg. 21' 55" 650.00' to an iron pin being the point of beginning, containing 5.78 acres according to a survey prepared by Robert J. Morris, TRLS# 748, dated March 1987.

Being the same property conveyed to Randy Lee Yates by quitclaim deed dated March 19th, 2004 from Lisa Diane Yates aka Lisa D. Yates of record in Instrument No. 20040701-0078514, said Register's Office. Further being the same property conveyed to Randy Lee Yates, an unmarried person by quitclaim deed dated October 8th, 1997 from Sonja Yvette Yates nka Sonja Yvette Scales of record in Book 10646, page 751, said Register's Office. Further being the same property conveyed to Randy Lee Yates and wife, Sonja Yvette Yates by quitclaim deed dated June 1st 1987 from Patricia Clark Yates, Executrix of The Estate of Thomas Edward Clark of record in Book 7258, page 78, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A STRIP OF LAND DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being bounded on the North by Green and Sparks on the East by Ray on the South by Yates (The parent tract to the herein described land) and being described more particularly as follows:

COMMENCING at a concrete monument (Old) in the Easterly margin of Pettus Road, said concrete monument being the Southwest corner of the Hoyt D.F. Sparks Land (Book 5170, page 876, R.O.D.C., TN), and the Randy Lee Yates Land (Book 10646, page 752, R.O.D.C., TN), the Parent Tract to the herein described Land; thence leaving said Easterly margin of Pettus Road with the line between said Sparks and Yates S 83 deg. 56'29" W 1011.87' Feet to an iron rod (new), the true point of beginning for the herein described tract; thence continuing along said line between Sparks and Yates S 83 deg. 56'29" W 50.78' Feet to a fence corner post in the line of Donald Green (Book 9039, page 820, R.O.D.C., TN); thence continuing with said Donald Green S 83 deg. 56'29" E 149.91' feet to an iron rod (old) in the Westerly line of the Horace Ray Land (Book 4705, page 608, R.O.D.C., TN); thence with said Horace Ray S 05 deg. 03'56" W 50.00' Feet to an iron rod (new); thence leaving said Horace Ray and severing said Randy Lee Yates N 83 deg. 56'29" W 210.48' Feet to an iron rod (new); thence N 16 deg. 09'51" E 50.79' feet to the point of beginning containing 0.24 acres, according to a survey prepared by Campbell, McRae & Assoc., Surveying, Inc., 2424 21st Ave So, Ste 201, Nashville, TN 37212; 615-298-2424, by John Alan Hood, TRLS# 1838, dated November 10, 1998.

Being the same property conveyed to Mark Ray and wife, Leigh Ray by quitclaim deed Randy Lee Yates by quitclaim deed dated March 15, 1999 from Randy Lee Yates of record in Book 11385, page 287, said Register's Office.

AND being part of the same property conveyed to Randy Lee Yates by quitclaim deed dated March 19th, 2004 from Lisa Diane Yates aka Lisa D. Yates of record in Instrument No. 20040701-0078514, said Register's Office. Further being the same property conveyed to Randy Lee Yates, an unmarried person by quitclaim deed dated October 8th, 1997 from Sonja Yvette Yates nka Sonja Yvette Scales of record in Book 10646, page 751, said Register's Office. Further being the same property conveyed to Randy Lee Yates and wife, Sonja Yvette Yates by quitclaim deed dated June 1st 1987 from Patricia Clark Yates, Executrix of The Estate of Thomas Edward Clark of record in Book 7258, page 78, said Register's Office.