WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074183 DEEDWARR
Recvd: 09/01/15 09:57 2 pgs
Fees:13.00 Taxes:4849.09
20150901-0088501

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,310,566.00

Ronald E. Martz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015

L. M. Lynn
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald E. Martz and Lynn F. Martz	Ronald E. Martz and Lynn F. Martz	Part of: 159-270
(NAME)	(NAME)	
1604 Windy Ridge Dr.	1604 Windy Ridge Dr.	New for 2015: 159060B002.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hidden Valley Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald E. Martz and Lynn F. Martz, husband and wife,** 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. 2 on the Final Plat of Voce, Phase 1-A of record in Instrument Number 20140819-0074937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being same property conveyed to Hidden Valley Homes, LLC, by Special Warranty Deed from Voce Development Company, LLC, recorded on 20141001-0090542, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1604 Windy Ridge Dr., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1465

Witness my/our hands this 24th day of August, 2015.

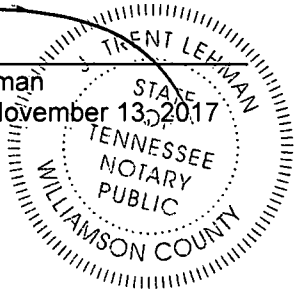
HIDDEN VALLEY HOMES, LLC

Trina R. Spangler
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Trina R. Spangler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Chief Manager of Hidden Valley Homes, LLC and that she as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Chief Manager

WITNESS my hand and seal this 24th day of August, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10446