BILL GARRETT, Davidson County
Trans:T20150074347 DEEDWARR
Recvd: 09/01/15 15:01 2 pgs
Fees:13.00 Taxes:388.50
20150901-0088878

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

Ray W. Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2015.

TAMMY DUNCAN NOTARY PUBLIC TENNESSEE WILSON COUNTY

Tammy Duncan
NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ray W. Martin	SAME AS NEW OWNER	07500011200
(NAME)	(NAME)	
4531 Chandler Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Castellerian, Administrator c.t.a of the Estate of James Henry Martin and Michael Castellerian, Successor Trustee of the James Henry Martin Testamentary Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ray W. Martin, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, beginning at an iron pin, said iron pin being the southwest corner of the W. L. Tune property and lying in the easterly margin of Chandler Road; thence south 52 degrees 32' 46" east with the southerly line of said W. L. Tune property 763.33 feet to an iron pin, said iron pin being the northwest corner of the S. W. Luhrs property; thence south 40 degrees 00' 00" west with the western property line of said S. W. Luhrs property 286.85 feet to an iron pin, said pin being the southwest corner of said S. W. Luhrs property; thence north 59 degrees 34' 39" west 690.08 feet to an iron pin, said pin being in the easterly margin of Chandler Road; thence with the margin of said road with a curve to the right in a northeasterly direction having a radius of 1,431.67 feet, a distance of 350.53 feet to the point beginning, containing 5.33 acres, more or less.

Being the same property conveyed to James H. Martin by deed from Ronald L. Bargatze and Doug C. Jones, dated 07/24/1973, of record in Book 4730, Page 718, Register's Office of Davidson County, Tennessee. The said James H. Martin aka James Henry Martin having since deceased. Michael Castellerian is appointed Adminstrator c.t.a of the Estate of James Henry Martin and Successor Trustee of the James Henry Martin Testamentary Trust and property was approved to be sold per Order No. 05P-0768 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, after resignation of Clifton B. Sobel, Jr.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 4531 Chandler Road, Hermitage, TN 37076

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said

GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2015.

ESTATE OF JAMES HENRY MARTIN

Administrator c.t.a.

Michael Castellerian, Adminstrator c.t.a

JAMES HENRY MARTIN TESTAMENTARY TRUST

Successor Trustee

Michael Castellerian, Successor Trustee

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Castellerian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Administrator c.t.a. of The Estate of James Henry Martin, and in his capacity as such Administrator c.t.a., acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 31st day of August, 2015.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Castellerian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Successor Trustee of the James Henry Martin Testamentary Trust, and in his capacity as such Successor Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 31st day of August, 2015.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122