

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 318,000.00

Grace Evelyn Masson
Affiant

Subscribed and sworn to before me, this 27th day of October, 2015.

Lura Brady
Notary Public

My commission expires: 8-27-18

BILL GARRETT, Davidson County
Trans:T20150093529 DEEDWARR
Recvd: 11/03/15 10:04 2 pgs
Fees:13.00 Taxes:1176.60
20151103-0111744

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Grace Evelyn Masson	Grace Evelyn Masson	**142070B00300CO**
408 Moss Creek Court	408 Moss Creek Court	
Nashville, TN 37207	Nashville, TN 37207	

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 ACKNOWLEDGE, WE,

Jeffrey K. Martinez and wife, Cynthia M. Martinez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grace Evelyn Masson

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. 3 on the Revised Plan of Moss Creek Plantation of record in Book 6900, page 608, Register's Office for Davidson County, Tennessee, to which Plan reference is made for complete description, together with an easement for driveway purposes granted in Book 7609, page 634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey K. Martinez and wife, Cynthia M. Martinez, by Warranty Deed from Vladimir P. Zheltkov and wife, Natalya S. Zheltkova and Anatolly V. Zheltkov, unmarried, dated 03/07/2008 and recorded on 03/10/2008 in Instrument Number 20080310-0024047, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 408 Moss Creek Court, Nashville, TN 37207.

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 in 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/our hand(s) this 27th day of October, 2015.

Jeffrey K. Martinez

Cynthia M. Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jeffrey K. Martinez and Cynthia M. Martinez,** the within named Grantor(s), 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, at office, this 27th day of October, 2015.

Notary Public LURA BRADY

My Commission Expires:8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY