ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

O-VRES-15-1800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas M. Love	**Everett Financial, dba Supreme Lending**	
(NAME)	(NAME)	
1800 Wilson Camp Circle	**7127 Crossroads Blvd., Suite 102**	**053-09-0-B-050.00 CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANN RENEE MARTIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS M. LOVE, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Real estate located in Davidson County, Tennessee, described as follows: Being Lot No. 132 Cumberland Station at Wilson Camp, as shown by plat of record in Instrument No. 200209030105967, of the Register Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ann Renee Martin, unmarried by Warranty Deed from Sandra Turner, unmarried woman, recorded on the 3rd day of May, 2007 in Instrument No. 20070503-0052890, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND STATION AT WILSON CAMP, SECTION TWO, as recorded in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011015-0112096 supplemented at Instrument Nos. 20020722-0087864 re-recorded at Instrument No. 20020919-0114056, 20031030-0159799, 20040213-0017394, 20041115-0136852, 20041115-0136853, 20060213-0017249 and 20061024-0131769, as amended at Instrument Nos. 20020919-0114055 and 20031030-0159798, as assigned at Instrument No. 20061024-0131768, Register's Office for Davidson County, Tennessee.
- Charter of Cumberland Station at Wilson Camp Homeowners Association, Inc. recorded at Instrument No. 20011017-0113082.
- Easement recorded in Instrument No. 20040309-0026763.
- Conveyance to Homeowners Association recorded at Instrument No. 20030214-0020550.
- Stormwater Detention Agreement recorded at Instrument No. 20020722-0087470.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1800 Wilson Camp Circle, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150098102 DEEDWARR
Recvd: 11/18/15 12:22 2 pgs
Fees:13.00 Taxes:640.10
20151118-0117000

Witness my/our hand(s) this the 16th DAY OF NOVEMBER, 2015.

Ann Renee Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN RENEE MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212