WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$293,000.00.**

Meredith May
Affiant

Subscribed and sworn to before me this 25 day of NOVEMBER 2015.

Carmen Coats
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Randall M. Masters	LANDMARK COMMUNITY BANK	033-02-0-015.00
1201 Genelle Drive	1013 16TH AVE SOUTH	
Goodlettsville, TN 37072	NASHVILLE, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward Bortle and Jennifer Bortle, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Randall M. Masters and Emily B. Master, Husband and Wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Plantation Estates, Section 3, of record in Book 3700, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Bortle, an unmarried man, by deed from John W. Williams and wife, L. Pearl Williams on April 17, 2008, of record in Instrument Number 20080421-0040439, Register's Office for Davidson County, Tennessee.

Jennifer Bortle joins in the conveyance to convey any and all interest that she may have in the property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year ~~2012~~ 2015 [redacted] and subsequent years, plus any penalties and interest which may accrue [redacted]
- Subject to all matters as shown on the Plan of record in Book 3700, page 141, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4257, page 913, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1201 Genelle Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 24, 2015.

Edward Bortle

Edward Bortle

Jennifer Bortle

Jennifer Bortle

BILL GARRETT, Davidson County
Trans: T20150101249 DEEDWARR
Recvd: 11/30/15 15:19 2 pgs
Fees: 13.00 Taxes: 1084.10

20151130-0120701

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Bortle and Jennifer Bortle** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 24, 2015

My commission expires 08/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY