THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 15095323 Davidson County DEEDWARR Recvd: 12/03/15 08:44 3 pgs Fees:18.00 Taxes:638.25 **20151203-0121759**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2015. GREG FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Grace Martinez 528 MICHELE DR Antioch TN 37013-4109	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16210004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bennie W. Thornton, married** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Grace Martinez**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 49 on the plan of Brookview Estates, Section I, revised, of record in Book 4675, Page 17, Register's Office, Davidson County, Tennessee, which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Bobby Dee Benningfield et ux Glenda Benningfield to Bennie W. Thornton et ux Donna L. Thornton, as recorded on the 16th day of May, 1975 in Deed Book 4913, Page 267 and Quitclaim Deed from Donna L. Thornton to Bennie W. Thornton, as recorded on the 16th day of May, 2008 in Instrument No. 20080516-0050715, in the Register's Office of Davidson County, Tennessee.

Mary Thornton joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 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 BROOKVIEW ESTATES, SECTION I, as recorded in Plat Book 4460, Page(s) 103 and Plat Book 4675, Page 17.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4636, Page 317.

This is improved property located at 528 MICHELE DR Antioch TN 37013-4109

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November, 2015.

Bennie W. Thornton

Mary Thornton

STATE OF MISSISSIPPI)
COUNTY OF Tate)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bennie W. Thornton and Mary Thornton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of November, 2015.

Wayne Crockett
Notary Public

CHANCERY COURT TATE COUNTY MISSISSIPPI

My Commission Expires: My Commission Expires January 3, 2016

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017