BILL GARRETT, Davidson County
Trans:T20160000042 DEEDWARR
Recvd: 01/04/16 08:40 2 pgs
Fees:13.00 Taxes:1147.00
20160104-0000046

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2015.

Notary Public
My commission expires:

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

05-1511-66757

Address of New Owner:	Send Tax Bills to:	Tax Information:
Diana Joy Andrews 1809 Martin Street Nashville TN 37203	New owner	105-11-0-100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret L. Martin**, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Diana Joy Andrews**, hereinafter called the Grantees, their successors 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. 1, on the Plan of Hamilton's Property, of record in Book 974, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Edward Martin, Sr. and wife, Margaret L. Martin and Marcus D. Martin by deed from Mary Jane McCormac, dated July 8, 1994, recorded July 14, 1994, of record in Book 9406, Page 954, Register's Office for Davidson County, Tennessee. The said Charles Edward Martin, Sr. having since died.

Further being the same property conveyed to Margaret L. Martin by Quitclaim Deed from Marcus D. Martin, dated October 2, 2007, recorded October 17, 2007, of record in Instrument No. 20071017-0122889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1809 Martin Street, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

mL.M.

WITNESS my hand this 30th day of December, 2015.

Margaret L. Martin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret L. Martin and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of December, 2015.

State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 4/17/2016