BILL GARRETT, Davidson County
Trans:T20160016145 DEEDWARR
Recvd: 02/29/16 09:00 2 pgs
Fees:13.00 Taxes:795.50
20160229-0018695

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of February, 2016.

NOTARY PUBLIC

My commission expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Griselda C. Contreras and Alan V. Stein	CMG MORTGAGE, INC.	07500011200
(NAME)	(NAME)	
4531 Chandler Road	3160 Crow Cayon Rd.#400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ray W. Martin, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Griselda C. Contreras and Alan V. Stein**,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: ** wife and husband

Land in Davidson County, Tennessee, beginning at an iron pin, said iron pin being the southwest corner of the W. L. Tune property and lying in the easterly margin of Chandler Road; thence south 52 degrees 32' 46" east with the southerly line of said W. L. Tune property 763.33 feet to an iron pin, said iron pin being the northwest corner of the S. W. Luhrs property; thence south 40 degrees 00' 00" west with the western property line of said S. W. Luhrs property 286.85 feet to an iron pin, said pin being the southwest corner of said S. W. Luhrs property; thence north 59 degrees 34' 39" west 690.08 feet to an iron pin, said pin being in the easterly margin of Chandler Road; thence with the margin of said road with a curve to the right in a northeasterly direction having a radius of 1,431.67 feet, a distance of 350.53 feet to the point beginning, containing 5.33 acres, more or less.

Being the same property conveyed to Ray W. Martin, an unmarried man by deed from Michael Castellerian, Adminstrator c.t.a of the Estate of James Henry Martin and Michael Castellerian, Successor Trustee of the James Henry Martin Testamentary Trust of record in INstrument No. 20150901-0088878, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 4531 Chandler Road, Hermitage, TN 37076.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of February, 2016.

Ray W. Martin

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 18th day of February, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122