WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/16 12:23 2 pgs
Fees:13.00 Taxes:132.09
20160303-0020471

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

16-02-016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of March, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DENISE MARTIN & DAVID MARTIN	" NEW OWNER "	031-00-0
(NAME) P.O. Box 184	(NAME)	014.00
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TERESA CZAPLEWSKI, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENISE MARTIN AND HUSBAND, DAVID MARTIN**, hereinafter called the Grantee(s), their heirs 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 a tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land & Associates, Inc., June 19, 1976, as follows:

BEGINNING on the westerly margin of Lickton Pike at the northeast corner of the property conveyed to Clarence A. Davis and wife. by deed from John H. Butterworth and wife. of record in Book 5026, Page 169. Register's Office for Davidson County, Tennessee; thence with said Davis northern boundary line south 84° 02' west 201.39 feet; north 5° 58' west 4 feet and south 86° 42' west 211.80 feet to the easterly line of I-24; thence with the same north 9° 19' west 216.59 feet to the southwest corner of David H. Arrington property of record in Book 4221, Page 332, said Register's Office; thence with said Arrington's southerly line south 78° 57' east 435.28 feet to the westerly margin of Lickton Pike; thence with the same south 11° 12' east 103.15 feet to the BEGINNING.

BEING all the same property conveyed to Donald Marlatt and wife, Dorothy Marlatt, by deed from John H. Butterworth and wife, Eve Gail Butterworth of record in Book 5040, Page 72, and re-recorded in Book 5042, Page 657, all in said Register's Office. Subsequently, Donald Marlatt predeceased Dorothy Marlatt and Dorothy Marlatt became vested with title as the surviving tenant by the entirety. Then Dorothy Marlatt having died testate and devised said property to Denise Martin and Teresa Czaplewski, each a one-half undivided interest, by will of record in Docket No. 14P-1296, Probate Clerk's Office for Davidson County, Tennessee. Also, see Affidavit of Inheritance of record in Instrument No. 20150430-0038751, said Register's Office. Subsequently, Denise Martin having conveyed all her undivided interest to Denise Martin and husband, David E. Martin, to establish a tenancy by the entirety by deed of record in Instrument No. 20160223-0017092, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

JASON CZAPLEWSKI, spouse of the above named **TERESA CZAPLEWSKI,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING property known as: **4948 Lickton Pike, Whites Creek, TN, 37189.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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.

WITNESS WHEREOF, my hand, this 3rd day of March, 2016.

Teresa Czaplewski
TERESA CZAPLEWSKI

Jason Czaplewski
JASON CZAPLEWSKI

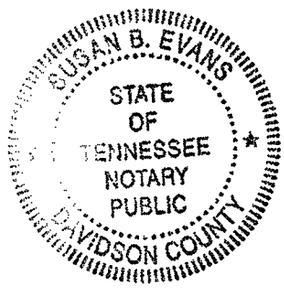
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERESA CZAPLEWSKI & JASON CZAPLEWSKI**, the bargainor(s), 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 at Nashville, Tennessee, this 3rd day of March, 2016.

My Commission Expires: ~~07/02/18~~ 11-5-2019

Susan B. Evans
Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

Susan B. Evans
SUSAN B. EVANS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SUSAN B. EVANS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Dee Files Kennedy
Notary Public

