WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/16 10:22 3 pgs
Fees:18.00 Taxes:798.69
20160502-0042590

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,861.00.

Affiant

Subscribed and sworn to me on April 29th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bradley Randall Weeks 509 E. Campbell Road Madison, TN, 37115	NEW OWNER	04203012400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and James A. Martin, III, Henry A. Martin, and Mary Ellen Martin, as tenants in common, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents do transfer and convey unto Bradley Randall Weeks and Nancy Ellen Ledbetter, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying in the 11th Civil District of said County, described according to a survey made by Harvey Gee, Surveyor, dated August 14, 1964, as follows:

Beginning at a point in the Southerly margin of Campbell Road, 775.25 feet East from the Easterly margin of Ronnie Road; thence with the margin of Campbell Road, South 87 deg. 01.5' East 136 feet to a point; thence South 2 deg. 58.5' West 279.5 feet to a point; thence South 70 deg. 28.5' West 139.9 feet to a point; thence North 2 deg. 58.5" East 312.2 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Jo Anne Humble Ray to James A. Martin and wife, Mary L. Martin, as recorded on the 5th day of April, 1974 in Deed Book 4803, Page 102; Probate Docket #12P-1841 and QuitClaim Deed from James A. Martin, III, Henry A. Martin, Mary Ellen Martin and Henry A. Martin as Executor of the Estate of James A. Martin to James A. Martin, III, Henry A. Martin, Mary Ellen Martin as tenants in common, as recorded on the 28th day of February, 2014 in Instrument No. 20140228-0017388, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 509 E. Campbell Road, Madison, Tennessee, 37115.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 29th, 2016.

Mary Ellen Martin

Mary Ellen Martin

James A. Martin III by Mary Ellen Martin, as his attorney in fact

James A. Martin III
By: Mary Ellen Martin, as his attorney-in-fact

Henry A. Martin by Gloria Ballard as his attorney-in-fact

Henry A. Martin
By: Gloria Ballard, as his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 29th, 2016, before me personally appeared Mary Ellen Martin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th of April, 2016.

Brenda Zitzman

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Ballard, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Henry A. Martin and is authorized by Henry A. Martin to execute this instrument on behalf of Henry A. Martin.

Witness my hand and official seal on April 29th, 2016.

Brenda Zitzman

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ellen Martin, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for James A. Martin, III and is authorized by James A. Martin, III to execute this instrument on behalf of James A. Martin, III.

Witness my hand and official seal on April 29th, 2016.

Brenda Zitzman

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017