AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160046871 DEEDWARR
Recvd: 06/03/16 09:55 2 pgs
Fees:13.00 Taxes:9340.65
20160603-0056066

W & I Ref: (DM) Title No.: 58310
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Martin Kathryn Martin 2026 Fransworth Drive Nashville, TN 37205	JP Morgan Chase PO Box 78420 Phoenix, Az 85062-8420

TAX MAP PARCEL NUMBERS: 116070B00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,524,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith W. Rice, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Martin and Kathryn Martin, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at page 924), as amended by Surveyor's Certificates of Correction, of record in Book 9854, page 235, and Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same proeprty to Burton W. Rice and spouse, Judith W. Rice by Warranty Deed from H.G. Hill Realty Company, a Tennessee Corporation, dated November 15, 1996 and recorded on November 15, 1996 of record in Book 10260, page 179, Register's Office for Davidson County, Tennessee. The said Burton W. Rice has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 913 and pages 923-932 (at page 924), amended by Surveyor's Certificates of Corrections of record in Book 9854, page 235 adn Book 10058, page 112, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for permanent communications easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. Covenants Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20010510-0048634, Instrument No. 20000322-0029124, said Register's Office.

This is improved property, known as 2026 Fransworth Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2016.

Judith W Rice

Judith W. Rice

State of Tennessee

County of Davidson

On this 1st day of June, 2016, before me the undersigned authority, personally appeared Judith W. Rice, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $2,524,500.00.

D. Shea Rice

Affiant

Sworn and subscribed before me this 1st day of June, 2016.

Notary

My Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019