Davidson County DEEDWARR
Recvd: 06/09/16 10:48 3 pgs
Fees:18.00 Taxes:2052.80
20160609-0058326

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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026673**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $554,811.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Justin P. Wright and Jillian P. Wright 2714 A MEADOW ROSE DR Nashville, TN 37206-1106	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083080C00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Go Homes LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin P. Wright and Jillian P. Wright, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1-B, together with the appurtenant interest in the common elements of Homes At 2714 Meadow Rose Drive, a horizontal property regime with private elements established by Declaration in Instrument No. 20141215-0114618, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being a portion of the same property conveyed to Russell T. Martin and wife, Kathleen H. Martin by deed from Burney L. Tucker, Jr. and wife, Anita Sweeney Tucker of record in Book 3642, Page 325, Register's Office for Davidson County, Tennessee, dated October 14, 1963 and recorded on October 14, 1963.

Russell T. Martin Sr. died April 14, 1977, leaving Kathleen Hauser Martin as the surviving tenant by the entirety. Kathleen Hauser Martin died testate on December 1, 1991, devising the property to her children Shirley Joan Martin Bloomer, Russell T. Martin, Jr., Martha Louise Martin and Mary Ruth Martin pursuant to her Last Will and Testament which was Probated in Davidson County Probate Court at Docket No. 98554;

Russell Martin, Jr. aka Russell Theodore Martin, Jr. died intestate on January 20, 2001 leaving Mary Ruth Martin, Martha Louise Martin and Shirley Joan Martin Bloomer as his sole heir at law per estate proceedings filed in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 01P-323. See also Affidavit of Heirship filed in Instrument Number 20150416-0033943, said Register's Office;

Martha Louise Martin died testate on probated July 27, 2005 and her Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 05P-1294 and devising her residual estate to Mary Ruth Martin.

Being a portion of the same property conveyed to Nashvillerealtygroup.com LLC, a Tennessee limited liability company by Warranty deed from Mary Ruth Martin, unmarried and Shirley Joan Martin Bloomer, married of record in Instrument No. 20150416-0033944 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 16, 2015.

Being the same property conveyed to Go Homes LLC, a Tennessee limited liability company by Warranty Deed from Nashvillerealtygroup.com, LLC, a Tennessee limited liability company, recorded on the 2nd day of July, 2015 in Instrument No. 20150702-0064149, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 3106, Page(s) 127 and Instrument No. 20141204-0111037.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141215-0114618.

This is improved property located at 2714 A MEADOW ROSE DR Nashville, TN 37206-1106.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2016.

Go Homes LLC, a Tennessee limited liability company

By: _____
Michael R. Winarski, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael R. Winarski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Go Homes LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of June 2016.

_____
Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

