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Davidson County DEEDWARR
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Fees:23.00 Taxes:2238.50
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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**FTEC File No. 32974-04-2016** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 25th day of May, 2016.<br><br>Notary Public<br><br>My Commission Expires: 1-6-2020 |

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Weyman Martin, Jr. and<br>Sarah Martin<br>1436 Beddington Park<br>Nashville, TN 37215 | Movement Mortgage<br>8241 Seahawk Circle<br>Virginia Beach VA<br>23452 | Map and Parcel No.:<br>159 01 0 027 00 |

**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, **Susan Alice Gray, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Weyman Martin, Jr. and Sarah Martin, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1436 Beddington Park, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of May, 2016.

Susan Alice Gray

Susan Alice Gray

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan Alice Gray**, 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, at office, this 25th day of May, 2016.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hounds Run, as of record in Plat Book 6900, pages, 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Susan Alice Gray, an unmarried person, by deed from Robert Farrell and wife Jayne Farrell, of record in Instrument No. 20011031-0119060, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 159 01 0 027 00.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hound's Run, of record in Book 7079, page 995, amended in Instrument No. 20060206-0014746, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).