BILL GARRETT, Davidson County
Trans:T20160059213 DEEDWARR
Recvd: 07/12/16 08:48 2 pgs
Fees:13.00 Taxes:777.00
20160712-0071034

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 6th day of July, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole R. Jules	New owner	135-14-0A-261.00
1061 Blue Mountain Ln		135-14-0A-261.00-CO
Antioch, TN 37013-5739		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ERIC D. MARTIN AND LORI C. MARTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE R. JULES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 261 on the Plan of Final Plat of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric D. Martin and Lori C. Martin, husband and wife by Warranty deed from Fox Ridge Homes, Inc of record in Instrument No. 19991228-0307899 Register's Office for Davidson County, Tennessee, dated December 17, 1999 and recorded on December 28, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1061 Blue Mountain Ln, Antioch, TN 37013-5739.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2016.

Eric D. Martin by Lori C. Martin
Eric D. Martin by Lori C. Martin
as Attorney-in-Fact as Attorney-in-Fact

Lori C. Martin
Lori C. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lori C. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2016.

J Brandon Miller
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2016, before me personally appeared Lori C. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric D. Martin as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Eric D. Martin.

Witness my hand and seal this 6th day of July, 2016.

J Brandon Miller
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018