THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068148** 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: $245,100.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Jennifer R. Geny, Elizabeth R. Geny, and Charles H. Geny, Jr. 1006 PERCY WARNER BLVD Nashville TN 37205-4108	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-12-0-069.00

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, **Estate of Frank Gilbert Martin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer R. Geny and Elizabeth R. Geny and Charles H. Geny, Jr., as tenants in common with right of survivorship**("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 Lot 73, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12, 13 & 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank G. Martin by Quitclaim Deed from Spouse to Spouse from Candace E. Martin, recorded on the 17th day of September, 2015 in Instrument No. 20150917-0094581, in the Register's Office of Davidson County, Tennessee.

The said Frank Gilbert Martin having since died on February 3, 2016, leaving a Will which was files in the Seventh Circuit for Davidson County, Tennessee, Probate Division, under Docket #16P380. Said Will devising said property to his son, Frank Gilbert Martin, Jr.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12, 13 & 14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3466, Page 89, Book 3577, Page 511 and Book 3702, Page 465.

BILL GARRETT, Davidson County
Trans:T20160060087 DEEDWARR
Recvd: 07/13/16 14:27 2 pgs
Fees:13.00 Taxes:906.87
20160713-0071890

This is improved property located at 1006 PERCY WARNER BLVD Nashville TN 37205-4108

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 6th day of July, 2016.

Estate of Frank Gilbert Martin

By: Frank Gilbert Martin, personal representative

Frank Gilbert Martin, Jr, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Gilbert Martin, Jr. 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 the Personal Representative of the Estate of Frank Gilbert Martin Sr., the maker or the 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 6th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018