WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 3, 2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 2.3.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Head	SUNTRUST MORTGAGE INC.	117 04 0 221.00
(NAME)	(NAME)	
1816 Cedar Ln.	1001 SEMMES AVE RVW 5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brian Martin and Kathryn Martin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Head and Fabrienne Head, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Land of record in Plan Book 1, Page 22, in the Chancery Court at Nashville, more particularly described as follows:

Beginning on the Northerly margin of Cedar Lane, 89.0 feet East of the Northeast corner of said Lane and Battery Place; thence Northwardly 165.0 feet to the Southerly of a 5 foot reserve strip; thence with said strip, Eastwardly 100.0 feet to the Northwest corner of the property conveyed to R.A. McWhirter and wife, by deed from Walter Strokes and wife, of record in Book 1066, Page 474; thence with McWhirter's Westerly line, Southwardly 165.0 feet to the Northerly margin of Cedar Lane; thence with said Lane, Westwardly 100.0 feet to the beginning.

Being the same property conveyed to Brian Martin and Kathryn Martin, husband and wife by Warranty Deed from Dana T. Nappi, married dated September 24, 2012 and filed for record 09/25/2012 in Instrument No. 20120925-0087201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1816 Cedar Ln., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160061624 DEEDWARR
Recvd: 07/18/16 15:35 2 pgs
Fees:13.00 Taxes:3700.00
20160718-0073742

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14TH day of July, 2016.

Brian Martin

Kathryn Martin

State of Tennessee

County of Davidson

On this 14TH day of July, 2016, before me, a Notary public in and for said County and State, personally appeared Brian Martin and Kathryn Martin, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public: Shannon Philbin

My Commission Expires: 5/6/2019

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