BILL GARRETT, Davidson County
Trans:T20160067494 DEEDWARRSP
Recvd: 08/04/16 14:54 2 pgs
Fees:13.00 Taxes:425.50
20160804-0081055

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-3264/

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Matthew C. Martin and Kristie M. Martin	NEW OWNER	
350 Wilson Pike		155100B04000CO
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Natchez Pointe Partners, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Matthew C. Martin and Kristie M. Martin** (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Natchez Pointe of record in Instrument Number 20080402-0033047, 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 part of the same property conveyed to Natchez Pointe Partners, a Tennessee general partnership by Deed from Natchez Pointe, LLC of record at Instrument No. 20110126-0007323, Register's Office for Davidson County, Tennessee, dated January 26, 2011 and recorded on January 26, 2011.

This is UNIMPROVED property known as 7104 Natchez Pointe Blvd., Nashville, TN 37221.

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, and Grantee's heirs, successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's, heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 25th day of July, 2016.

Natchez Pointe Partners

By: _____
R. L. Moore, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared R. L. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Natchez Pointe Partners, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Authorized Representative.

Witness my hand and official seal this 25th day of July, 2016.

_____
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $**115,000.00**.

_____
Affiant

Subscribed and sworn to before me this 25th day of July, 2016.

_____
Notary Public

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019