THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17600

BILL GARRETT, Davidson County
Trans:T20160070557 DEEDWARR
Recvd: 08/15/16 11:17 2 pgs
Fees:13.00 Taxes:481.00
20160815-0084741

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND 00/100 ($130,000.00) DOLLARS, paid and to be paid as follows: ONE HUNDRED THIRTY THOUSAND AND 00/100 ($130,000.00) DOLLARS, as evidenced by a promissory note of even date herewith payable to RODNEY WAYNE MARTIN and wife, JANET MCBRIDE MARTIN, in the principal amount of $130,000.00 , as more fully described in and secured by a Deed of Trust of the property herein conveyed of even date herewith; I, RODNEY WAYNE MARTIN , a married man, have bargained and sold, and by these presents do transfer and convey unto the said KAYLA DIAN MCBRIDE, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Cottage Hill, Section 1, of record in Book 4860, Page 83, in the Register's Office of Davidson County, Tennessee, to which plan reference is herebymade for a more particular description of said lot.

Being the same property devised to Rodney Wayne Martin and Linda Gayle Martin Franklin, by Last Will and Testament of Lillian Lucille Priest Martin, of record in Will Book 235, Page 174, in the Probate Court Clerk's Office of Davidson County, Tennessee. Also being the same property in which Linda Gayle Martin Franklin irrevocably disclaimed , renounced and refused to accept any interest in said real estate as set forth in Disclaimer of Interest in Instrument No. 20001122-0115351, in the Register's Office of Davidson County, Tennessee. Also, see #20160815-0084740

This conveyance is subject to all matters shown on plat of record in Book 4860, Page 83, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Sanitary Sewer and/or Storm Drainage Easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, and of record in Book 8059, Page 484, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Aileen Drive and Cottage Hill Drive, to the extent any portion of the property lies therein.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KAYLA DIAN MCBRIDE, unmarried, her heirs and assigns, forever. And I do covenant with the said KAYLA DIAN MCBRIDE, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; ha ve a good right to convey it, and the same is unincumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said KAYLA DIAN MCBRIDE, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

JANET MCBRIDE MARTIN, spouse of RODNEY WAYNE MARTIN, joins in this conveyance for the purpose of conveying all of right, title and interest she might have in and to the property secured by this instrument.

WITNESS OUR HANDS on this 29th day of July, 2016.

Rodney Wayne Martin
RODNEY WAYNE MARTIN

Janet McBride Martin
JANET MCBRIDE MARTIN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RODNEY WAYNE MARTIN and wife, JANET MCBRIDE MARTIN, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of July, 2016.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kayla Dian McBride
AFFIANT

Sworn to and subscribed to before me this 29th day of July, 2016.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN My Comm. Expires Jan. 25, 2017

NOTARY PUBLIC

My Commission Expires:

Tax ID: 149 2 0 007.00

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
MS. KAYLA DIAN MCBRIDE
~~2101 Aileen Drive~~ 2207 Cottage Hill Drive
Antioch, TN 37013