WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086037 DEEDWARR
Recvd: 09/30/16 09:37 2 pgs
Fees:13.00 Taxes:869.50
20160930-0103165

O-KW-16-0606-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tanner C. Rollins and Shelby M. Rollins, and Katelyn R. Hamby and Jonathan S. Hamby	**Caliber Home Loans, Inc.**	
(NAME) **PO Box 128472**	(NAME) **3701 Regent Boulevard, Suite 180**	**091-05-0-049.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE MARTIN AND BETTY MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TANNER C. ROLLINS AND SHELBY M. ROLLINS, HUSBAND AND WIFE, AND KATELYN R. HAMBY AND JONATHAN S. HAMBY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 28 and 30 on the Plan of B. F. Cockrill's Farm of record in Plat Book 161, Page (s) 134 and 135, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 28 and 30 front 54.0 feet on the Easterly side of Ries Avenue and extend back between parallel lines 150 feet to a dead line, the Southwesterly corner of said property being located on the Easterly margin of Ries Avenue at a point 229 feet North of the center of Robertson Road.

Being the same property conveyed to George Martin at ux Betty Martin by Warranty deed from Anna Faye Tinsley (being one and the same person as Anna Faye Jones) et vir James Tinsley of record in Instrument No. 20040120-0007452 Register's Office for Davidson County, Tennessee, dated November 20, 2004 and recorded on January 20, 2004.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 554, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Ries Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15 DAY OF SEPTEMBER, 2016.

George Martin

Betty Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15 of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15 of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212