Davidson County DEEDWARR
Recvd: 10/25/16 09:49 2 pgs
Fees:13.00 Taxes:814.00
20161025-0112603

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M165468
16598

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of October, 2016.

Notary Public
My Commission Expires: 01-06-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olivia Westbrook and Wynn Westbrook 4444 Frost Street Nashville, TN 37214	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	062-02-0B-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nick Martinez and Sheila Marie Martinez, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Olivia Westbrook and Wynn Westbrook, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of First Amendment to Abbington Park, a Planned Unit Development, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nick Martinez, an unmarried man by Warranty Deed from Stephanie M. McMahan, an unmarried woman, recorded on the 6th day of September, 2011 in Instrument No. 20110906-0068813, in the Register's Office of Davidson County, Tennessee.

Sheila Marie Martinez joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **4444 Frost Street, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Nick Martinez, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Nick Martinez on October 12, 2016, of record in 20161025-0112601, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Sheila Marie Martinez, by Christopher M. Corriveau pursuant to the Power of Attorney executed by Sheila Marie Martinez on October 12, 2016, of record in 20161025-0112602, Register's Office for Davidson County, Tennessee.

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. Whenever used, the singular number 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 20th day of October, 2016.

Nick Martinez by C.M. Corriveau, attorney-in-fact
Nick Martinez by Christopher M. Corriveau, Attorney-in-Fact

Sheila Marie Martinez by C.M. Corriveau, attorney-in-fact
Sheila Marie Martinez by Christopher M. Corriveau, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau pursuant to the Power of Attorney executed by Nick Martinez and Sheila Marie Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Nick Martinez and Sheila Marie Martinez, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 20th day of October, 2016.

Sondra Reece
Notary Public
My Commission Expires: 3/3/20

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification
I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018

SHELLY M SMITH
NOTARY PUBLIC
WILLIAMSON COUNTY
TENNESSEE