ADDRESS NEW OWNER: Tiffany J. Martin
Jason B. Martin, Sr.
2957 McGavock Pike
Nashville, TN 37214

SEND TAX BILL TO: New owner

Davidson County DEEDWARR
Recvd: 11/03/16 14:58 3 pgs
Fees:18.00 Taxes:1017.50
20161103-0116664

MAP-PARCEL NOS. 07312007300

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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, We, **Jerry N. Wooley, an unmarried man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tiffany J. Martin and Jason B. Martin, Sr., wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and detailed legal description.

Being the same property conveyed to Jerry N. Wooley, an unmarried person, from Collins G. Cook, Jr., and wife, Kimberly E. Cook by Warranty Deed recorded on March 23, 2006, in Instrument No. 20060323-0033245, Register's Office for Davidson County, Tennessee,

This is property with a common address of 2957 McGavock Pike, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in 2492, Page 307; Book 2492, Page 631, said Register's Office.(4) Sanitary Sewer and/or Storm Drainage Easement in Book 6910, Page 617, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of November 2016.

Jerry N. Wooley

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry N. Wooley, an unmarried man** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office this 1st day of November 2016.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater for this transfer is $275,000.00.

Affiant

Subscribed and sworn before me this 1st day of November 2016.

Notary Public
My Commission Expires: 9/4/19

File No. 1610K240

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY