01288-34897

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106665 DEEDWARR
Recvd: 12/05/16 11:28 2 pgs
Fees:13.00 Taxes:2035.00
20161205-0127303

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

NOTARY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lenora T. Thompson	NEW OWNER	155100B00500
(NAME)	(NAME)	
7128 Natchez Pointe Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, we, **Matthew Martin and Kristie M. Martin, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lenora T. Thompson**, hereinafter called the GRANTEE(S), 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 all of Lot No. 5, on the Final Plat of Natchez Pointe, of record in Instrument 200804020033047, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Martin and Kristie M. Martin, husband and wife by Warranty Deed from Natchez Pointe Partners, a Tennessee general partnership, dated June 3, 2014 and recorded June 13, 2014 of record in Instrument No. 20140613-0051832, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1.)Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. 2.) Restrictions upon the use of the premises not appearing in the chain of title to the land. 3.)Taxes for 2017 and subsequent years, a lien not yet due and payable. 4.) All matters shown on the plat of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee. 5.) Covenants, conditions, easements and restrictions recorded in Instrument No. 20080128-0008610, in the Register's Office for Davidson County, Tennessee. 6.)Grant of Transmission Line Easement recorded in Deed Book 4150, Page 109, in the Register's Office of Davidson County, Tennessee. 7.) Stormwater Detention Agreement recorded in Instrument No. 20070226-0023092, in the Register's Office for Davidson County, Tennessee. 8.) Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage Water Mains, Pumps and Appurtenances recorded in Instrument No. 20070226-0023127, in the Register's Office for Davidson County, Tennessee. 9.) Charter of Natchez Pointe Homeowners Association, Inc., record in Instrument No. 20080128-0008611, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7128 Natchez Pointe Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 30th day of November, 2016.

Matthew Martin

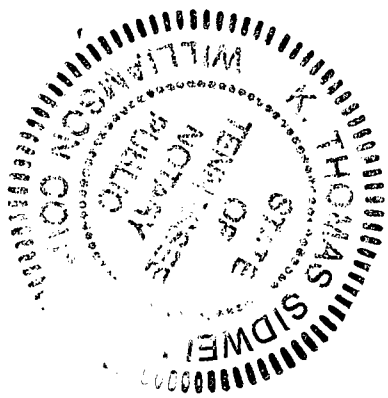
Kristie M. Martin

State of Tennessee
County of Williamson

Personally appeared before me Matthew Martin and Kristie M. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2016.

Notary Public
My Commission Expires: 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064