Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/22/16 10:35 2 pgs
Fees:13.00 Taxes:418.10
20161222-0134678

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of December, 2016, by and between Luis A Martinez and Milca Martinez, Husband and Wife, party of the first part, and Ryan J Graham, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 186-A on the Plan of Zone Lot Division of Lots 181 thru 186, 192 thru 200, on the Plan of Piccadilly Square, Phase II, as of record in Plat Book 6900, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Luis A. Martinez, Milca Martinez and Xavier Guzman by virtue of that certain Quit Claim Deed dated July 23, 2015, and being of record at Instrument No. 20160111-0002543 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Luis A. Martinez and Milca Martinez by virtue of Quit Claim Deed dated _____ at Instrument No. 20161222-0134677 in the said Register's Office.

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), his heirs and assigns forever; and I 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, subject to all restrictions and easements of records for said property in the Davidson County Register of Deeds; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Luis A Martinez

Milca Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Luis A Martinez and Milca Martinez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2016.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Ryan J Graham

937 Strand Fleet Drive
Antioch

Tax Parcel No 149020B10600CO

Property Address: 937 Strand Fleet Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20161141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $113,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of December, 2016.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019