NEW OWNER:

Jordan Perlson
Lauren Sison
339 Dennywood Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0059

084-11-0-239.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170013385 DEEDWARR
Recvd: 02/14/17 09:35 3 pgs
Fees:18.00 Taxes:832.50
20170214-0015193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOEY MARTIN, unmarried, AND STEVEN MARTIN, unmarried,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JORDAN PERLSON AND LAUREN SISON, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section II, Castlewood Estates of record in Plat Book 2331, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 95 fronts 113.8 feet on the Easterly side of Denneywood Drive and runs back 254.7 feet on the Northerly line and 137.6 feet on the Southerly, line, to a dead line measuring 183 feet thereon.

Being the same property conveyed to Steven Martin and Joey Martin by Warranty deed from Roy P. Angel, individually and as Trustee of the Roy P. Angel Revocable Living Trust and Roy P. Angel, and as Successor Trustee of the Fannie L. Angel Revocable Living Trust of record in Instrument No.

20090709-0064299 Register's Office for Davidson County, Tennessee, dated July 06, 2009 and recorded on July 09, 2009.

Being also known as 339 Dennywood Drive Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 13 day of **February, 2017**.

JOEY MARTIN

STEVEN MARTIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOEY MARTIN AND STEVEN MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **February, 2017**.

NOTARY PUBLIC

My commission expires: 01-07-2020

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00 .

AFFIANT

Sworn to and subscribed to before me this 13th day of **February, 2017**.

NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY A. MOSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY