AFTER RECORDING RETURN TO
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017367 DEEDWARR
Recvd: 02/28/17 14:07 2 pgs
Fees:13.00 Taxes:1202.50
20170228-0019864

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Heather Pontius		114-15-0A 030.00CO
(NAME)	(NAME)	
109 Cedar Place Bend	NEW OWNER	
(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, I, **Ronald Kevin Martin, a married person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Heather Pontius, an unmarried woman** , hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 30, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ronald Kevin Martin, a married person by Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, dated 07/08/2016, recorded 07/13/2016, of record in Instrument No. 20160713-0071757, 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 109 Cedar Place Bend, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-35420
SMG TN Warranty Deed

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), her heirs and/or 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), her heirs and/or 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 my hand this 24th day of February, 2017.

Ronald Kevin Martin by K. Thomas Sidwell
Attorney in Fact for Ronald Kevin Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ronald Kevin Martin for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Ronald Kevin Martin, and is authorized by him to execute this instrument on his behalf.

This the 24th day of February, 2017.

Dorothy E. Welch

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 4-13-19

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