BILL GARRETT, Davidson County
Trans:T20170045470 DEEDWARR
Recvd: 05/30/17 10:42 2 pgs
Fees:13.00 Taxes:1165.50

20170530-0053264

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2017.

Notary Public
My commission expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy D. Ward 544 Wolfeboro Lane Nashville, TN 37221	New Owner	141-05-0A-317.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joey G. Martin and Julie B. Martin, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeremy D. Ward and Laurie K. Ward, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 317 on the Plan of Avondale Park, Phase 2, Section 3B as shown on the plan of record in Instrument No. 20110208-0011099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joey G. Martin and Julie B. Martin, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated May 24, 2012 of record as Instrument No. 20120525-0045561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **544 Wolfeboro Lane, Nashville, TN 37221.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Instrument No. 20110208-0011099; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Access Easement Agreement of record in Instrument No. 20041207-0145662; (4) Easement for Transmission Line of record in Instrument No. 20060110-0003857; (5) Deed to the United States of America of record in Book 4118, Page 694 and Book 4228, Page 635; (6) Order to TVA of record in Book 4273, Page 380; (7) Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee of record in Instrument No. 20040204-0013639 and Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836; (8) Storm Water Detention Agreement of record as Instrument No. 20060512-

0055867; (9) Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071002-0117293; (10) Subject to easement of record in Book 5738, Page 819 and Partial Abandonment of Easement in Instrument No. 20080826-0087638; (10) Charter of Incorporation of Avondale Park Owners' Association, Inc., of record in Instrument No. 20081203-0117350; (11) Subject to Permanent Easement Agreement of record as Instrument No. 20090707-0063325; All being of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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 the 26th day of May, 2017.

Joey G. Martin

Julie B. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joey G. Martin and Julie B. Martin,** the bargainor(s), with whom I am personally acquainted or 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 Brentwood, Tennessee, this the 26th day of May, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017055271