This Instrument was prepared by:

Wm. Kennerly Burger
Burger, Scott & McFarlin
12 Public Square North
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20170051143 DEEDWARR
Recvd: 06/15/17 10:17 6 pgs
Fees:33.00 Taxes:381.10
20170615-0060101

Map/Parcel No. 09105007000

Send Tax Bills To:
James Leroy Martin
701 Waco Drive
Nashville,TN 37209

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the below named Grantee, the following described tract of real estate, located at 701 Waco Drive, Davidson County, Nashville, Tennessee 37209, is herewith conveyed by the following named Grantee. The Grantors, George Wayne Martin, James Leroy Martin, Larry Arthur Martin, David Bryan Martin, Randall Lee Martin, Dennis Dean Martin, and Julia Ann Martin Clem herewith convey all of their right, title and interest in and to the below-described house and lot, to James Leroy Martin, as sole and exclusive fee simple owner. The property is more specifically described as follows:

Land in Davidson County, Tennessee being Lot No. 42 on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 42 fronts 60 feet on the westerly side of Waco Drive and runs back between parallel lines 147.5 feet to a dead line.

Being the same property conveyed by warranty deed from N.H. Barker and wife Dorothy H. Barker, to George W. Martin and wife, Barbara S. Martin (parents of the below signed individuals). All of the undersigned make oath that George W. Martin predeceased his wife, vesting full fee simple ownership in Barbara S. Martin, as survivor of the tenancy by the entireties. Barbara S. Martin died intestate in Davidson County, Tennessee on November 24, 2015. Oath is made.

that the undersigned individuals are all adults, and all of the below-signed individuals are the only surviving heirs-at-law of their mother, Barbara S. Martin.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Grantor confirms that the above-described property is unencumbered.

WITNESS my hand this 9th day of June, 2017.

George Wayne Martin

Grantor George Wayne Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **George Wayne Martin**, with whom I am personally acquainted and who acknowledges that he executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017.

Michele McKenzie

Notary Public

My Commission Expires: Jan. 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

James Leroy Martin
Grantor James Leroy Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Leroy Martin**, with whom I am personally acquainted and who acknowledges that he executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017.

Michele McKenzie
Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

Larry Arthur Martin
Grantor Larry Arthur Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Larry Arthur Martin**, with whom I am personally acquainted and who acknowledges that he executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017.

Michele McKenzie
Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

David Bryan Martin

Grantor David Bryan Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David Bryan Martin**, with whom I am personally acquainted and who acknowledges that he executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017

Michele McKenzie

Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

Randall Lee Martin

Grantor Randall Lee Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Randall Lee Martin**, with whom I am personally acquainted and who acknowledges that he executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017

Michele McKenzie

Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

Dennis Dean Martin

Grantor Dennis Dean Martin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dennis Dean Martin**, with whom I am personally acquainted and who acknowledges that he executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017

Michele McKenzie

Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

Julia Ann Martin Clem

Grantor Julia Ann Martin Clem

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Julia Ann Martin Clem**, with whom I am personally acquainted and who acknowledges that she executed the foregoing Warranty Deed instrument for the purposes therein contained.

WITNESS my hand this 9th day of June, 2017

Michele McKenzie

Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00 .

Carolyn A. Austin
Affiant

Subscribed and sworn to before me on this the 9th day of June, 2017.

Michele McKenzie
Notary Public

My Commission Expires: January 8, 2019

MICHELE MCKENZIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 8, 2019