THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712567**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2017. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170063235 DEEDWARR
Recvd: 07/24/17 13:55 2 pgs
Fees: 13.00 Taxes: 2405.00

20170724-0074602

WARRANTY DEED

Address New Owner: Samuel E. Jackson and Kevin G. Jackson 32 Belcaro Circle Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0B-012.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tamara Hicks Martin, Trustee of the Tamara Hicks Martin Living Trust established by the Revocable Trust Agreement of Tamara Hicks Martin, dated September 15, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel E. Jackson and Kevin G. Jackson**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Burton Hills Village of Foxview, Tract 5, a Portion of Zone Lot II, of record in Plat Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TAMARA H. MARTIN, by deed from WILLIAM T. CARTER and wife, JUDY W. CARTER, of record in Instrument No. 20151021-0107117, dated October 15, 2015, said Register's Office.

TAMARA HICKS MARTIN conveyed her interest in the subject property to TAMARA HICKS MARTIN, TRUSTEE OF THE TAMARA HICKS MARTIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF TAMARA HICKS MARTIN DATED SEPTEMBER 15, 2016, by quitclaim deed of record in Instrument No. 20160922-0099928, dated September 15, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 131-06-0B-012.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 564, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 649, said Register's Office.

Agreement of record in Book 6470, page 383, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6778, page 536, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6625, page 171, amended in Book 6917, page 718, said Register's Office.

Easements, assessments and special assessments of record in Book 6625, page 171, said Register's Office.

Maximum Square Footage Allocations of record in Book 6626, page 937, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250, said Register's Office.

This is improved property located at 32 Belcaro Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2017.

The Tamara Hicks Martin Living Trust established by
The Revocable Trust Agreement of Tamara Hicks
Martin, dated September 15, 2016

Tamara Hicks Martin, Trustee

Tamara Hicks Martin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Hicks Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Tamara Hicks Martin Living Trust established by the Revocable Trust Agreement of Tamara Hicks Martin, dated September 15, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2017.

Notary Public

KARL ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____