**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Henry Martin and Melodeene Martin
1404 Winwood Place
Nashville, TN 37214
**SEND TAX BILLS TO:**
Henry Martin & Melodeene Martin
813 Spence Enclave Ln
Nashville TN 37210

# WARRANTY DEED

(Map 108-12, Parcel 0251.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JENNIFER GRAVES, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **HENRY MARTIN and MELODEENE MARTIN, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, Described as follows to wit:
>
> Being Lot No. 84 on the Plan of Section 5, Trailwood Subdivision, of record in Plat Book 6900, pages 477-479, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Jennifer Graves, by Special Warranty Deed from Wilson & Associates, P.L.L.C., dated February 15, 2012, of record in Instrument No. 20120229-0017389, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 477; to Restrictive Covenants of record in Book 5728, page 298, Book 6128, page 361, Book 6426, page 153, Book 8078, page 521; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1404 Winwood Place, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

BILL GARRETT, Davidson County
Trans:T20170063315 DEEDWARR
Recvd: 07/24/17 15:07 2 pgs
Fees:13.00 Taxes:680.80
20170724-0074696

Grantor further covenants and binds Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 21st day of July, 2017.

JENNIFER GRAVES

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Graves, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of July, 2017.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of July, 2017.

Notary Public

My commission expires: May 15th, 2021

File No. 20170572

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY