RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179125

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063529 DEEDWARR
Recvd: 07/25/17 09:58 2 pgs
Fees:13.00 Taxes:275.65
20170725-0074951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $74,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017.

NOTARY PUBLIC

My commission expires: 10/3/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony W. Martin 809 Westchester Drive Madison, TN 37115	Same address as new owner	042 09 0 096.00

FOR AND IN CONSIDERATION of the sum of Seventy Four Thousand Five Hundred and 00/100 Dollars ($74,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARBARA BROERSMA, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTHONY W. MARTIN, A MARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42, of Kemper Heights, Section 2 as shown on plat of record in Book 2331, page 104 the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barbara Broersma, by Quitclaim Deed from Frances Jeanette Sutton, dated 8/22/2016, recorded 9/9/2016, of record in Instrument #20160909-0095096, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Frances Jeanette Sutton by Quitclaim Deed from Alal Bryan Sutton dated 5/11/1983, of record in Book 6074, page 130, said Register's Office.

The address of the herein described property is believed to be 809 Westchester Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of July, 2017.

BARBARA BROERSMA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Barbara Broersma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

Printed Notary Name

My commission expires: 9/7/20

