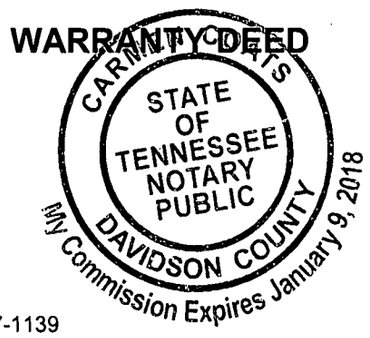
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant Kelly Ray

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public Carmen Coats

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

R-VRES-17-1139

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jenny B. Martin and Christopher E. Martin	THE MORTGAGE FIRM, INC	
(NAME)	(NAME)	
1139 Riverwood Drive	921 DOUGLAS AVE #200	**061-12-0-086.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	ALTAMONTE SPRINGS, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMMELA S. OLSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNY B. MARTIN AND CHRISTOPHER E. MARTIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Eastdale Place of record in Plat Book 547, Page (s) 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 103 fronts 80 feet on the Northerly side of Riverwood Drive and runs back 300.5 feet on the Westerly line and 317.5 feet on the Easterly line to a dead line in the rear measuring 81.6 feet thereon.

Being the same property conveyed to Mark L. Olson and wife, Pammela S. Olson by Warranty deed from Joseph W. Johnson, Jr. and wife, Susan Bass Johnson of record in Book 11057, page 74, Register's Office for Davidson County, Tennessee, dated July 20, 1998 and recorded on August 07, 1998. The said Mark L. Olson having since died on May 15, 2008, leaving Pammela S. Olson as the sole-surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 547, Page (s) 29 and 30, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1139 Riverwood Drive, Nashville, Tennessee 37216**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans:T20170066090 DEEDWARR
Recvd: 08/01/17 15:10 2 pgs
Fees:13.00 Taxes:1295.00
20170801-0078212

Witness my/our hand(s) this the 28th DAY OF JULY, 2017.

Pammela S. Olson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212