Bill Garrett Davidson County
Batch# 96373 DEEDWARR
05/24/2018 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20180524-0049938

#34206

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34206-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me this 21 day of May, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Nancy T. Jones 4102B Oriole Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 15 0 K 002 00CO

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, **Bryan Thomas Martin and Nathaniel Matthew Martin, devisees under the Last Will and Testament of Joyce Martin, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy T. Jones, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4102B Oriole Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18 day of May, 2018.

Bryan Thomas Martin, by Nancy M. Tice his atty in fact
Bryan Thomas Martin, by Nancy M. Tice, his
Attorney-in-fact

Nathaniel Matthew Martin, by Nancy M. Tice atty in fact
Nathaniel Matthew Martin, by Nancy M. Tice, his
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy M. Tice, 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, and who further acknowledged that she is the Attorney-in-Fact for Bryan Thomas Martin and Nathaniel Matthew Martin, and she is authorized by Bryan Thomas Martin and Nathaniel Matthew Martin to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of May, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Oriole Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20071231-0148925, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Joyce H. Martin, unmarried by deed dated August 6, 2008 from Renasant Bank of record in Instrument No. 20081001-0099570, Register's Office for Davidson County, Tennessee. Joyce H. Martin, also known as Joyce Marie Harmon Martin, died on May 10, 2017 leaving a Last Will and Testament filed for Probate in Docket No. 17P987, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Bryan Thomas Martin and Nathaniel Matthew Martin.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 15 0 K 002 00CO.
2. Restrictive covenants contained in an instrument of record in Book 1165, page 562, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Oriole Townhomes, of record in Instrument No. 20071231-0148925, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20071231-0148925, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 30, Register's Office for Davidson County, Tennessee.
6. Easement for storm sewer of record in Book 3893, page 114, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

