WARRANTY DEED

Bill Garrett Davidson County
Batch# 119193 **DEEDWARR**
07/23/2018 11:24:51 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20180723-0071424

MST 2018-0708

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(AFFIX SEAL)

KIMIE BERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Melvin Keith Williams and Shekaira Williams	**American Financial Resources, Inc**	151-09-0B-104.00-CO
(NAME) 5093 Smith Springs Parkway	(NAME) **9 Sylvan Way**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **Parsippany, NJ 07054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terry Michael Martin and Jean Martin, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Melvin Keith Williams and Shekaira Williams, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 102 on the Plan of Final Plat of Phase 2, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20051102-0132676, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry Michael Martin and Jean Martin, husband and wife by Warranty deed from Dennis Lauhala, unmarried of record in Instrument No. 20150604-0052326 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 04, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20051102-0132676, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Easement of record in Instrument Number 20050419-0043678, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5093 Smith Springs Parkway, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 17th DAY OF JULY, 2018.

Terry Michael Martin by Yvette Meldrum his attorney in fact

Terry Michael Martin by Yvette Meldrum, his Attorney-in-Fact

Jean Martin by Yvette Meldrum her attorney in fact

Jean Martin by Yvette Meldrum, her Attorney-in-Fact

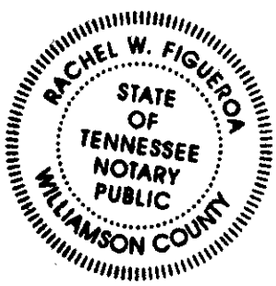
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Terry Michael Martin and Jean Martin, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Terry Michael Martin and Jean Martin, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No 20180723-0091423 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 17th day of July, 2018.

Rachel Figueroa
Notary Public

My Commission Expires: 9/29/18



(SEAL)