Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 204059 DEEDWARR
03/11/2019 09:10:55 AM 2 pgs
Fees: $13.00 Taxes: $969.03

20190311-0021753

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$261,900.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2019.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brett Alexander Oehmke	**First Community Mortgage, Inc**	**181-02-0A-010.00 CO**
8222 Lenox Creekside Drive	**262 Robert Rose Drive, Suite 101**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

FOR AND IN 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,

Evan B. Martin and Debra K. Martin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brett Alexander Oehmke and Caitlin Lea Gunter, 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 Townhome Unit No. 10, together with the appurtenant interest in the common elements of Lenox Creekside, Phase I, a horizontal property regime established by Master Deed, of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-1, E-2, and E-3" to the aforementioned Master Deed.

Being the same property conveyed to EVAN B. MARTIN AND DEBRA K. MARTIN, HUSBAND AND WIFE, by deed from DWIGHT JUSTIN LADD, UNMARRIED AND TIMOTHY LANSING HART, II, UNMARRIED, of record in Instrument No. 20160826-0089272, dated August 25, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **8222 Lenox Creekside Drive, Antioch, TN 37013**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 8th day of March, 2019.

Evan B. Martin

Debra K. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Evan B. Martin and Debra K. Martin**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **March, 2019**.

Notary Public

My Commission Expires: 10-9-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY