Box 13
#4066

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie J. Crow	Ronnie J. Crow	176-38
(NAME)	(NAME)	
4309 LaVergne Couchville Pike	4309 LaVergne Couchville Pike	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Gary Martin and Shirley Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie J. Crow and wife, Wilma A. Crow, 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 Tract No. 5 and the northerly 40 feet of the Sanders Property as shown on a copy of a subdivision a part of the W.E Sanders Property made by Gary R. Cummings, Surveyor, dated July 11, 1966, not of record and more particularly described by survey made by John Kohl, dated December 10, 1975, as follows:

BEGINNING at a point in the easterly margin of LaVergne-Couchville Road, said point being the southwest corner of Tract No. 4 conveyed to Johnny W. Kincaid by deed of record in Book 4137, page 487, Register's Office for Davidson County, Tennessee, and being the northwest corner of the herein described property; thence South 86 deg. East 820 feet to a point; thence South 5 deg. West 200 feet to a point; thence North 86 deg. West 820 feet to a point in the easterly margin of LaVergne-Couchville Road; thence North 5 deg East along the easterly margin of LaVergne-Couchville Road 200 feet to the point of beginning.

Being the same property conveyed to Gary W. Martin and wife Shirley L. Martin, by deed of record in Book 6586, Page 91, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4309 LaVergne Couchville Pike, 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.

Davidson County DEEDWARR
Recvd: 09/16/02 09:28 2pgs
Fees:13.00 Taxes:647.50
20020916-0112149

Witness my/our hand(s) this 1st day of August, 2002.

Gary Martin

Shirley Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Martin and wife Shirley L. Martin 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2002.

Commission expires: May 28, 2006

Notary Public

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NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
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