Davidson County DEEDWARR
Recvd: 11/04/03 11:57 2pgs
Fees:13.00 Taxes:440.30

20031104-0161650

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: July 29, 2007.

(AFFIX SEAL)

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 3702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory N. Martin	SAME	142-07-G 111
(NAME)	(NAME)	
7241 S. Hwy 70 #111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

STEVEN A. HEGG, UNMARRIED

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

GREGORY M. MARTIN, MARRIED AND THELMA M. MARTIN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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 a certain Condominium Apartment Unit No. 111 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Steven A. Hegg, unmarried by deed dated March 27, 2001 from 70 South Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20010402-0031044, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7241 S. Hwy 70 #111, Nashville, TN 37221

(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 30th day of October, 2003.

Steven A. Hegg

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood , Tennessee this 30th day of October, 2003

Commission expires: July 29, 2007

Mandy R. Baird
Notary Public

