BOX 10-A **WARRANTY DEED**

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires: 10/2/2007

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey L. and Chrysty B. Fortner	AmSouth Bank	
(NAME)	(NAME)	
1004 S. Graycroft Drive	RCN-6, 2050 Parkway Office Circle	161-03-137
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, I, **SUE ANN MARTIN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACEY L. FORTNER AND WIFE, CHRYSTY B. FORTNER**, 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. 18 on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for said County.

Said Lot No. 18 fronts 40.0 feet on the westerly margin of a cul-de-sac at the terminus of North Hilson and extends back 112.22 feet on the northerly line and 162.62 feet on the southeasterly line to a dead line in the rear, measuring 153.20 feet thereon.

Being the same property conveyed to Sue Ann Martin, by deed from William L. Harris and Claudia A. Harris, dated September 29, 1983, of record in Book 6148, page 808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee(s); (b) Restrictive Covenants of record in Book 5185, Page 137; and (c) All matters on the plan of record in Plat Book 5050, Page 89, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5057 N Hilson Dr., Nashville, TN 37211

(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 hand this 30th day of April, 2004.

Sue Ann Martin

Sue Ann Martin

Davidson County DEEDWARR
Recvd: 05/03/04 11:32 2pgs
Fees:13.00 Taxes:481.00

20040503-0049998

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 Sue Ann Martin , an unmarried person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2004.

Commission expires:

Notary Public

