Davidson County DEEDWARR
Recvd: 11/19/04 11:10 2pgs
Fees:13.00 Taxes:388.50

20041119-0139146

File No. 40956

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jose Dominguez | New Owner | 161-04-0 120.00 |
| (NAME) | (NAME) | |
| 377 Strasser Drive | | 05DU 42726 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, Michael Ray Martin and wife, Romana Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Dominguez and wife, Catalina Dominguez, 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. 17 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County.

Said Lot No. 17 fronts 116.41 feet on the southerly margin of Strasser Drive and extends back 222.2 feet on the easterly line and 213.7 feet on the westerly line to a line on the rear measuring 67.4 feet thereon.

Being the same property conveyed to Michael Ray Martin and wife, Romana Martin by deed from The Estate of Mary Jane Martin, dated November 30, 1995, of record in Book 9883, page 80, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2495, page 365 and Book 6616, page 624, said Register's Office.

Subject to an easement of record in Book 6342, page 461, said Register's Office.

Harry L. Martin executed this instrument on behalf of Michael Ray Martin and wife, Romana Martin pursuant to a Power of Attorney of record in Instrument No. X, Register's Office, Davidson County, Tennessee.

*20041119-0139145

unimproved ☐

This is improved ☒ property, known as 377 Strasser Drive, 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 our hands this 12th day of November, 2004.

Michael Ray Martin

By: Harry L. Martin, Attorney-in-fact

Romana Martin

By: Harry L. Martin, Attorney-in-fact

File No. 40956
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 Harry L. Martin with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Michael Ray Martin and wife, Romana Martin as their Attorney in Fact as the free act and deed of the within named Michael Ray Martin and wife, Romana Martin.

Witness my hand and official seal this 12th day of November, 2004.

Commission expires:




Notary Public