Davidson County DEEDWARR
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Fees:13.00 Taxes:723.35

20050125-0009103

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Matthew T. Walker	Churchill Mortgage Corporation	083-09-0
1405 Woodland Street	761 Old Hickory Boulevard #400	GROUP
Nashville, Tennessee 37206	Brentwood, TN 37027	PARCEL 414.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand Five Hundred Dollars and Zero Cents ($195,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Douglas B. Martin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Matthew T. Walker and wife, Zeneba F. Bowers, 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.

BEING Lot No. 3 on the Map of A.V.S. Lindsley's 29 Acre Tract of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Douglas B. Martin by deed from Mathias Bamgbose and John C. McQuiddy and wife, Linda G. McQuiddy of record in Book 10768, page 803, Register's Office for Davidson County, Tennessee.

PATTI B. MARTIN, spouse of Douglas B. Martin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto, to all matters shown on the plan of record and to the property taxes for the current year which have been prorated and assumed by the Grantee.

Unimproved ☐

This is improved ☒ property known as 1405 Woodland Street, Nashville, TN 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 13th day of January, 2005.

Patti B. Martin

By: Douglas B. Martin, Attorney in Fact

Douglas B. Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Douglas B. Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2005.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas B. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patti B. Martin, and acknowledged that he executed the same as the free act and deed of the said Patti B. Martin.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2005.

My commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee