39-B 1 of 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/05 11:06 2 pgs
Fees:13.00 Taxes:414.40
20050415-0042135

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Lee Cannon	Irwin Mortgage Corporation	86-7-144
(NAME)	(NAME)	
1532 Market Square	10500 Kincaid Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fishers, IN 46038	
(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,

Robert S. Martin and wife, Misty Gravitt Martin,

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

Christine Lee Cannon, a single woman

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. 272 on the Plan of Jackson's Retreat, Phase 5-A, as of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

SAID Lot No. 272 fronts 65.00 feet on the northwesterly margin of Market Square and runs back 134.41 feet on the southwest lot line and runs back 146.04 feet on the northeast lot line in the rear which measures 66.03 feet thereon.

BEING the same property conveyed to Robert S. Martin by Warranty Deed from James Robert Keating of record in Instrument No. 20001229-0127395, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Robert S. Martin and wife, Misty Gravitt Martin by Quitclaim Deed of record in Instrument No. 20011116-0125745, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 1532 Market Square, Hermitage, TN 37076
(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 7th day of April, 2005.

Robert S. Martin

Misty Gravitt Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Robert S. Martin and wife, Misty Gravitt Martin, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 11-25-04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN