2202
book 186

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 11:02 2 pgs
Fees:13.00 Taxes:462.50
20060323-0033276

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/09
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Beth Triplett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2006.

Sarah Drenske
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris M. Martin	Bank of America, N.A.	161-11-A-224
(NAME)	(NAME)	
433 Huntington Ridge Drive	P.O. Box 17404	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21297-1404	
(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, Jonathan B. Knight and wife, Phyllis G. Bishop, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris M. Martin, unmarried, 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. 224 on the Plan of Huntington Ridge Townhomes of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan B. Knight and wife, Phyllis G. Bishop by Warranty Deed dated December 23, 2004 from Robert C. Goodwin and wife, Mary C. Goodwin, of record in Instrument No. 20040105-0001292, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jonathan B. Knight and Phyllis G. Bishop by Beth Triplett as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. ✱20060323003327✱, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 433 Huntington Ridge 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 15th day of March, 2006.

Jonathan Knight by Beth Triplett atty in fact
Jonathan B. Knight
By: Beth Triplett as his Attorney-in-Fact

Phyllis G Bishop by Beth Triplett atty in fact
Phyllis G. Bishop
By: Beth Triplett as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of March, 2006, before me personally appeared Beth Triplett, the person who executed the foregoing instrument on behalf of Jonathan B. Knight and Phyllis G. Bishop, and acknowledged that she executed the same as the free act and deed of the said Jonathan B. Knight and Phyllis G. Bishop, through Power of Attorney granted Beth Triplett by the said Jonathan B. Knight and Phyllis G. Bishop.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2009
DAVIDSON COUNTY