WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/17/06 13:22 2 pgs
Fees:13.00 Taxes:499.50

20060517-0057851

THIS INSTRUMENT WAS PREPARED BY
Capital Title and Escrow, LLC
6213 Charlotte Pike, Ste. 200
Nashville, Tennessee 37209

D-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Cline	The CIT Group/Consumer Finance	91-7-343
(NAME)	(NAME)	
4803 Michigan Ave.	545 Marriott Dr. St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37214	
(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, Daryl Shawn Martin and Holly Ann Martin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Powell, Jr. and Anna Wilson, husband and wife, 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(s) 706,708, and 710, Block 107, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, page(s) 74 and 75, 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 Daryl Shawn Martin, married, by deed from Jannie Gray and husband, leon Vincent Williams, of record as Instrument No. 20020318-0033467, dated March 14, 2002, said Register's Office.

Holly Ann Martin, wife of Daryl Shawn Martin, joined in this Warranty Deed only for the purposes of encumbering such marital rights, if any, that she may have in and to said property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4803 Michigan Ave., Nashville, TN 37209

(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 May, 2006.

Daryl Shawn Martin

Holly Ann Martin

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 Daryl Shawn Martin and Holly Ann Martin, husband and wife, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 12th day of May, 2006.

Commission expires: 6-26-07

Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN