File No. 260701689

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/30/06 10:23 2 pgs
Fees:13.00 Taxes:571.65
20060830-0107074

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian D. Martin	Adrian D. Martin	149-06-133.00
(NAME) 2537 Johnson Ridge Road	(NAME) Same	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Paula J. Hennis, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrian D. Martin, unmarried, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 33 on the Plan of Oakwood, Section One, Phase, 6, as shown by plat of record in Plat Book 7900, Page 419 and as corrected in Book 8705, page 870, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paula J. Hennis by Quitclaim Deed from Paul T. Green of record in Instrument No. 200506020062019, with previous conveyance to Paul T. Green and wife, Paula H. Green from Jeffrey Crawford and wife, Joyce M. Crawford in Instrument No. 200108230091434, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 419 and corrected in Plat Book 8705, Page 870, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2537 Johnson Ridge Road, Nashville, TN
(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 GRANTEE(S), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), I 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/our hands this 25th day of August, 2006.

Paula J. Hennis by Pam Salas, Attorney –in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Pam Salas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adrian D. Martin, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20060830010 7073, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Adrian D. Martin, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 25th day of August, 2006.

My Commission expires:

Notary Public

File Number: 260701689

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008