# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/06 13:30 2 pgs
Fees:13.00 Taxes:203.50

20061201-0148585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2006.

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

MY COMMISSION EXPIRES:
NOTARY PUBLIC (AFFIX SEAL)

MISTY M. SOHRABI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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 |
|---|---|---|
| Robert Dale Wilkerson | New Owner | 91-06-0-299 |
| (NAME) | (NAME) | |
| 5608 Kentucky Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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 S. Martin and Holly Ann Martin, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Dale Wilkerson, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 18 feet of Lot No. 1511 and easterly 22 feet of Lot No. 1513 of Block 200 on the Map showing Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for said County. Said Parts of Lots 1511 and 1513 front together 40 feet on the northerly margin of Kentucky Avenue and run back between lines 150 feet on the easterly line and 150.3 feet on the westerly line to an alley measuring 34 feet thereon.

Being the same property conveyed to Daryl S. Martin, unmarried, by deed from Norman W. Bowen, as devisee and personal representative under the last Will and Testament of Damon W. Bowen, deceased, of record as Instrument No. 20040728-0090265, dated July 23, 2004, said Register's Office.

The said Daryl S. Martin previously unmarried, now being married to Holly Ann Martin.

Holly Ann Martin, wife of Daryl S. 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 5608 Kentucky 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 8th day of November 2006.

Daryl S. 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 S. 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 8th day of November, 2006.

Commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC
AT
LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public