WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/07 11:22 2 pgs
Fees:13.00 Taxes:1403.41

20070327-0036511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-27-0

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Triangle Development, LLC	Triangle Development, LLC	130-01 146
(NAME)	(NAME)	
116 Blackburn Avenue	112 B Blackburn Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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,

Edward H. Martin, Jr., as Trustee of the Billie L. Martin Family Trust,

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

Triangle Development, LLC,

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. 65, on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Billie L. Martin by Quitclaim Deed from Edward H. Martin dated March 18, 1996, of record in Book 9989, Page 998, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Edward H. Martin, Jr., as Trustee of the Billie L. Martin Family Trust by Executor's Quitclaim Deed from Edward H. Martin, Jr., as Executor of the Estate of Billie L. Martin dated November 1, 2006 of record in Instrument No. 20061120-0143899, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 116 Blackburn Avenue, Nashville, TN 37205

(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 my hand this 26th day of March, 2007.

Edward H. Martin, Jr., Trustee

Edward H. Martin, Jr., as Trustee of the Billie L. Martin Family Trust

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 26th day of March, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Edward H. Martin, Jr., as Trustee of the Billie L. Martin Family Trust, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 26th day of March, 2007.

Commission expires:
5-27-07

Sharon L. Riney
Notary Public

