WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Davidson County DEEDWARR
Recvd: 05/03/07 14:50 2 pgs
Fees:13.00 Taxes:484.70
20070503-0053323

REGINA E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2007.

Regina E. Johnson
Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Martin and wife, Deborah Martin and Joseph Martin	SAME	93-16-315
(NAME) 146 Fain Street	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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, **JOHN HIPPS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY MARTIN AND WIFE, DEBORAH MARTIN AND JOSEPH MARTIN** 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 part of Block "D" on the plan of the subdivision of the Homestead Block of the Hermitage Addition, as of record in Book 57, Page 76, Register's Office for said County, being the westerly 45 feet of Lot No. 3 on the Plan of the Subdivision of said Block "D", not of record, described as follows:

BEGINNING on the northerly margin of Fain Street, formerly Hermitage Avenue, at a point 100 feet east of the easterly margin of Decatur Avenue, said point being the corner of Lot. Nos. 2 and 3 on said unrecorded plan: thence with the line between said two lots, northwardly 127 feet to the southerly margin of I-40; thence with I-40, eastwardly 47.5 feet; thence southwardly and parallel with the line between said Lot Nos. 2 and 3, 114 feet to the northerly margin of Fain Street; thence with said street, westwardly 45 feet to the beginning.

Being the same property conveyed to John Hipps, a single person by deed from Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee, dated July 7, 2003 and filed for record on August 4, 2003 in Instrument No. 20030804-0109744, Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 146 Fain Street, Nashville, TN 37210

(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 27 day of April 2007.

John Hipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John Hipps,** with whom I am personally acquainted and who upon **his** oath acknowledged **himself** to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of April, 2007.

Commission expires:
5-24-2008

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public