WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ruth Martin	Mortgage Company of America	118-03-0-122.00
2745 ~~2274~~ Rosedale Place (NAME)	2416 21st Avenue South, Ste. #202 (NAME)	
Nashville, TN 37211 (ADDRESS)	Nashville, TN 37221 (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, WE, Angie Shumate and Bridget Armstrong, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ruth Martin, an unmarried person, 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, and being all of Lot No. 23, Phase Two, Rosedale Place, as shown by plat and survey of same appearing of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert P. Grove, by deed dated October 29, 1999, from Rosedale Place, LLC, as shown of record in Book 11730, page 618, Register's Office for Davidson County, Tennessee. The said Robert P. Grove died intestate leaving 2 heirs, Angie Shumate and Bridget Armstrong, by Petition for Letters of Administration, from the Davidson County Probate Court, of record as Docket No. 06P-1663.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 2745 ~~2274~~ Rosedale Place, Nashville, TN 37211

(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 17th day of May, 2007.

Angie Shumate

Bridget Armstrong

Davidson County DEEDWARR
Recvd: 05/29/07 14:17 2 pgs
Fees:13.00 Taxes:592.00
20070529-0063526

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angie Shumate and Bridget Armstrong the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 5/17/2007.

Commission expires: * 2-21-2011

Notary Public

