WARRANTY DEED

File Number: 70187

Davidson County DEEDWARR
Recvd: 06/05/07 14:14 2 pgs
Fees:13.00 Taxes:506.90
20070605-0067092

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) **MY COMMISSION EXPIRES: March 22, 2008**

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney A. Martin	Rodney A. Martin	06003003400
(NAME) 209 Ewing Dr	(NAME) 209 Ewing Dr	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Lavonzelle Felder, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney A. Martin, a single 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 the 12th Civil District Davidson County, Tennessee, being Lot No. 6 on the plan of Linden Grove, as of record in Plat Book 1835, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lavonzelle Felder by deed from Clarice Knight and Carolyn E. Brantly, the sole Heirs at law of Alma S. Chandler. Recorded simultaneously herewith on March 20, 2000.

unimproved ☐

This is improved ☒ property, known as 209 Ewing Dr, Nashville, TN 37207
(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 24th day of May, 2007.

Lavonzelle Felder

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 Lavonzelle Felder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lavonzelle Felder executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Bell Notary Public

RACHEL L. BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY