Davidson County DEEDWARR
Recvd: 09/09/08 08:28 2 pg
Fees:13.00 Taxes:751.10
20080909-0091968

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: MARCH 9, 2010

File No.: 2008080020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Raines	Same	083-13-0-B-206.00CO
(NAME) P O Box 8241	(NAME)	
(ADDRESS) Gray, TN 37615	(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/WE, Martin Corner, G.P., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Raines, unmarried, 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 Unit No. 206, with a street address of 1015 Fatherland Street, Unit 206, Nashville, TN 37206, as shown on the Revised Condominium Plat of which is attached to the Second Amendment to the Master Deed of 37206 Building of record in Instrument No. 20051006-0120763, as amended in Instrument Nos. 20051027-0129747, and 20061023-0131425, as re-recorded in Instrument Nos. 20061101-0135575 and 20061113-0140782, and as amended in Instrument No. 20070112-0005378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such unit.

Being the same property conveyed to Martin Corner, GP by Warranty Deed from Robert G. Cole dated 05/31/2005, recorded 06/07/2005 in Instrument Number 20050607-0064972, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deeds of record in Instrument Number 20050902-0105606, and Instrument Number 20050902-0105607, said Register's Office.

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 1015 Fatherland St** **Nashville, TN 37206

(House Number) (Street) (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/our hand(s) this 27th day of August, 2008.

Martin Corner, GP
by Martin Corner, LLC

Mark K. Sanders, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark K. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Martin Corner, LLC, voting partner of Martin Corner, GP, the within named bargainor, a General Partnership, and as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by Martin Corner, LLC by himself as such Chief Manager.

Witness my hand and official seal on this the 27th day of August, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

AMANDA VAUGHN NOTARY PUBLIC DAVIDSON CO State of Tennessee Notary Public

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

RETURN TO:

All-Star Title
3530 Central Pk Ste 102A
Hermitage TN 37076