Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/16/08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Augustin Martinez | Countrywide Bank, FSB | 147-16-137 |
| (NAME) | (NAME) | |
| 382 Strasser Drive | P.O. Box 961206 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Fort Worth, TX 76161 | |
| (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, Effie Louise Jetmore, unmarried and Brenda Gale Armbrecht, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Augustin Martinez, 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. 51 on the Plan of Tusculum Fields of record in Plat Book 2330, Page 16, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 51 fronts 86.5 feet on the northerly margin of Strasser Drive and extends back 120 feet on the easterly line and 180.3 feet on the westerly line to a broken line in the rear, measuring 113.8 feet thereon.

Being the same property conveyed to Effie Louise Jetmore, unmarried and Brenda Gale Armbrecht, unmarried, by deed of record in Instrument No. 20010627-0067986, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 382 Strasser Drive, 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.

Davidson County DEEDWARR
Recvd: 10/03/08 15:38 2 pgs
Fees:13.00 Taxes:428.83
20081003-0100999

SEP. 30. 2008 11:19AM ADVANTAGE TITLE 615-777-2015 NO. 1054 P. 19/20

Witness our hands this 30th day of September, 2008.

Effie Louise Jetmore

Brenda Gale Armbrecht

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 Effie Louise Jetmore and Brenda Gale Armbrecht 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2008.

Commission expires: 5-2-2011

Notary Public

KRYSTN T. HODGES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

SEP. 30. 2008 11:19AM ADVANTAGE TITLE 615-777-2015 NO. 1054 P. 20/20