WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/08 09:47 2 pgs
Fees:13.00 Taxes:1961.00
20081209-0118688

Kate Rosenthal
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Richard A. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2008.

Kate Rosenthal
Notary Public

MY COMMISSION EXPIRES: . MY COMMISSION EXPIRES NOV 22 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Martin	New owner	117-02-0-097
(NAME)	(NAME)	
2404 Sterling Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Lela M. Hollabaugh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Martin and wife, Catherine G. 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 Lot No. 6 of Block No. 7 on the Plan of E. L. Hamptons Subdivision of the Stokes Tract as of record in Plat Book 974, page 24, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the south margin of Sterling Road and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to LELA M. HOLLABAUGH, by deed from ZELL ALLISON MCGEE AND WIFE, ROSALINE JOHNSON MCGEE, of record in Book 5940, page 438, dated September 13, 1982, said Register's Office.

This conveyance is subject to: 2008 county taxes, due and payable, but not yet delinquent; all matters appearing on the plan of record in Plat Book 974, page 24; and all restrictive covenants and easements of record, said Register's Office.

unimproved
This is improved X property, known as 2404 Sterling Road, Nashville, TN ~~37205~~ 37215 XXXX

(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 5th day of December, 2008.

Lela M Hollabaugh
Lela M. Hollabaugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lela M. Hollabaugh, the within named bargainor, 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 Office, this 5th day of December, 2018

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2019