WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth H. Martin	Mortgage Investors Group	13306005300
(NAME)	(NAME)	
3505 Sanford Avenue	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, Terrance W. Evans and wife, Clara Evans, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth H. Martin and wife, Judy A. 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:

Being Lot No. 15 on the Map of D.M. Mincy's Addition to Flatrock of record in Book 547, Page 24, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of exact location and description of said lot. Description is the same as previous deed.

Being the same property conveyed to Terrance W. Evans and wife, Clara Evans, by Quitclaim Deed dated May 26, 2004 from Terrance W. Evans of record in Instrument No. 20040604-0066365, 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 3505 Sanford Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20090040381 DEEDWARR
Recvd: 06/17/09 12:11 2 pgs
Fees:13.00 Taxes:388.28
20090617-0056350

Witness our hands this 15 day of June, 2009.

Terrance W. Evans

Clara Evans

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrance W. Evans and Clara Evans, 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 Franklin, Tennessee this 15 day of June, 2009.

Commission expires:

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

After Recording Return to:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067