File No. 291000450

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090077973 DEEDWARR
Recvd: 11/16/09 15:24 2 pgs
Fees: 13.00 Taxes: 388.50

20091116-0105527

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa E. Martin	NEW OWNER	148-13-54
(NAME)	(NAME)	
371 Melpar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ruby A. Bezanson, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melissa E. Martin, unmarried**, hereinafter called the grantee(s), 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. 305 on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ruby A. Bezanson by deed from Marie Carney, unmarried, of record in Instrument 20060821-0102738, dated June 30, 2006 and filed for record on August 21, 2006, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 14813005400.

All matters as set forth per Book 2331, Page 145, and Book 2331, Page 146, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 371 Melpar 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 10 day of November, 2009.

Ruby A. Bezanson

STATE OF Oregon
COUNTY OF Benton

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ruby A. Bezanson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 10th day of November, 2009.

OFFICIAL SEAL
STEVEN D HUTCHISON
NOTARY PUBLIC – OREGON
COMMISSION NO. 440518
MY COMMISSION EXPIRES JULY 31, 2013

Commission expires: July 31, 2013

Notary Public

File Number: 291000450
RETURN TO: