WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100002765 DEEDWARR
Recvd: 01/14/10 12:35 2 pgs
Fees:13.00 Taxes:166.50
20100114-0003547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010
(AFFIX SEAL)

CELIA A. ELLMORE JD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NFTW, LLC	SAME	71-4-173.00
(NAME)	(NAME)	
P O Box 578		
(ADDRESS)	(ADDRESS)	
Island Heights, NJ 08732		
(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,

Robbie Rowlett,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NFTW, LLC,

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 the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 42 on the Map of John L. Gordon's Subdivision, as of record in Book 843, Page 61, Register's Office for said County, and the northwest rectangular part of Lot No. 17 of the Map of Section 2, C.L. Morris Subdivision, as of record in Book 2133, Page 56, said Register's Office, described together as follows:

BEGINNING on the easterly margin of Gerald Street at the southwest corner of the property conveyed to Earl Groves and wife, by deed from Clyde L. Morris and wife, of record in Book 1715, Page 555, said Registers Office; thence with said Groves' southerly line South 74° 32' East 65 feet to said Groves' southeast corner; thence South 71° 04' East 64.15 feet to an iron pin in the westerly line of the property owned by . D. Buchanan; thence with his line South 21° 05' West 95.2 feet to a point in the northerly line of Lot No. 17 on said Plan of Section 2, C. L. Morris Subdivision; thence South 21° 05' West 8.75 feet to an iron pin; thence North 66° 33' West 129 feet to an iron pin which is 8.75 feet south of the northwest corner of Lot No. 17, said point being also in the easterly margin of said Gerald Street; thence with the easterly margin of said Street North 21° 05' East 89.8 feet to the beginning.

BEING the same property conveyed to Grover Leon Martin and wife, Marie Martin, by Warranty Deed recorded in Book 3130, Page 495, Register's Office for Davidson County, Tennessee. Grover Leon Martin predeceased Marie Martin, leaving her as the sole tenant by the entirety. Gracie Marie Martin (aka Marie Martin) died testate on March 22, 1983 in which her will was probated in Willbook Case Number 73070, Davidson County Probate Court, leaving a life estate to subject property to her daughter, Janice Marie Rowlett with fee simple absolute ownership being left to the children of Janice Marie Rowlett, Jennifer Rowlett Johnson and Robbie Rowlett. Further being the same property conveyed to Robbie Rowlett by Quitclaim Deed from Janice Marie Rowlett and Jennifer Rowlett Johnson recorded on 10/8/09 in Instrument No. 20091008-0093974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 31 Gerald Street, Nashville, TN 37207
(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 12th day of January, 2010.

Robbie Rowlett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Robbie Rowlett, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2010.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.