WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100041756 DEEDWARR
Recvd: 07/08/10 09:06 2 pgs
Fees: 13.00 Taxes: 377.40
20100708-0053403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

William L. Sparkman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

BRENDA B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Sparkman	William L. Sparkman	044110198.00
(NAME) 603 Jones Street	(NAME) 603 Jones Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old HIckory, TN 37138	
(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, **Barbara M. Arnold, Successor Trustee of the Thomas A. Martin and Hilda A. Martin Revocable Living Trust, with full power to transfer and convey without the joinder of any beneficiary,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. Sparkman**, 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. 1 on the plan of W. E. Boyd Subdivision, of record in book 2083, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas A. Martin and wife, Hilda A. Martin by deed from William M. Martin and wife, Lucille Martin dated 8/18/58 of record in Book 2801, page 137, Register's Office for Davidson County, Tennessee. Further conveyed to The Thomas A. and Hilda A. Martin Living Trust of record in Book 11471, page 182, said Register's Office.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 2083, page 46, said Register's Office.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 603 Jones Street, Old Hickory, TN 37138
(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 7th day of July, 2010.

Barbara M. Arnold, Successor Trustee of the Thomas A. Martin and Hilda A. Martin Revocable Living Trust

By: Barbara M Arnold, Successor trustee
Barbara M. Arnold, Successor Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned Notary Public in and for the aforesaid State and County, Barbara M. Arnold, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledge upon oath that she is the Successor Trustee of the Thomas A. Martin and Hilda A. Martin Revocable Living Trust, and as such Successor Trustee is authorized by the Trust Agreement to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of July, 2010.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

