23184-8

BOX 14 A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110035961 DEEDWARR
Recvd: 06/16/11 09:20 2 pgs
Fees:13.00 Taxes:2719.50
20110616-0046040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Anne B Pope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2011.

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne B. Pope	Suntrust Mortgage, Inc.	Map 104-10
(NAME)	(NAME)	
515 Fairfax Avenue	1001 Semmes Ave P.O. Box 79041	Parcel 197
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Richmond, VA 23224 Baltimore, MD 21279-0041	
(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, **TONY MARTIN (A/K/A CLARENCE A. MARTIN) AND WIFE, SHARON MARTIN (A/K/A SHARAN M. MARTIN)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE B. POPE, AN UNMARRIED WOMAN,** 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. 5 and Part of Lot No. 4, Block 5, on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said part of lot is more particularly described as follows: Beginning at a point on the south side of Fairfax Avenue at the dividing line between Lots 4 and 5, extending in an easterly direction with the south margin of Fairfax Avenue 3 feet; thence at right angles and parallel with the dividing line between Lots 4 and 5, southerly 212 feet, more or less, to the rear line of said Lot 4; thence along said rear line westerly approximately 3 feet to a point which is the dividing line between Lots 4 and 5; thence in a northerly direction along the dividing line between Lots 4 and 5, 212 feet, more or less, to Fairfax Avenue and the point of beginning.

Being the same property conveyed to Tony Martin and wife, Sharon Martin, by deed from Ivan M. Robbins and wife, Cherie R. Robbins, of record in Instrument #20040719-0085626, said Register's Office. Tony Martin is also known as Clarence Anthony Martin and Clarence A. Martin. Sharon Martin is also known as Sharan K. Martin and Sharan M. Martin.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 547, pages 137 and 138, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 515 Fairfax Avenue, Nashville, Tennessee 37212
(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 our hands this 9th day of June, 2011.

Tony Martin by Kevin D. Montgomery attorney in fact

Tony Martin
By Kevin D. Montgomery, Attorney in Fact

Sharon Martin by Kevin D. Montgomery, Attorney in fact

Sharon Martin
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2011, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Tony Martin and Sharon Martin and acknowledged that he executed the same as the free act and deed of Tony Martin and Sharon Martin.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2011.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public