BILL GARRETT, Davidson County
Trans:T20120014776 DEEDWARR
Recvd: 02/29/12 13:10 2 pgs
Fees:13.00 Taxes:773.30

20120229-0017580

Warranty Deed

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2012.

Notary Public

My commission expires: 4-16-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arienne R. Holland	New Owner	
2413 Barclay Dr.		83-12-51
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTINA AHLBRANDT AND JASON AHLBRANDT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARIENNE R. HOLLAND, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 43 on the Plan of Eastland Acres Section 1 of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martina Ahlbrandt and Jason Ahlbrandt, wife and husband by deed from Jeremy Fish, married of record in Instrument Number 20070223-0022835, Register's Office for Davidson County, Tennessee, dated February 20, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2413 Barclay Dr., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

MA JA by MA his AIF

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of February, 2012.

Martina Ahlbrandt
Martina Ahlbrandt

Jason Ahlbrandt by Martina Ahlbrandt his attorney in fact
Jason Ahlbrandt by Martina Ahlbrandt
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martina Ahlbrandt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2012.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2012, before me personally appeared Martina Ahlbrandt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason Ahlbrandt as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jason Ahlbrandt.

Witness my hand and seal this the 23rd day of February, 2012.

Notary Public

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires: