BILL GARRETT, Davidson County
Trans:T20130105876 DEEDWARR
Recvd: 12/19/13 14:31 2 pgs
Fees:13.00 Taxes:379.75

20131219-0128412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,634.40.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December, 2013

NOTARY PUBLIC

My Commission Expires: _____

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6 2017

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Suite 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Josiah Trandahl and Madelyn Trandahl 106 Lorraine Avenue Nashville, TN 37207	Josiah Trandahl and Madelyn Trandahl 106 Lorraine Avenue Nashville, TN 37207	060-16-0-020.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MADISON L. MARTIN AND HUSBAND, BRIAN D. MARTIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSIAH TRANDAHL AND MADELYN TRANDAHL, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Capitol View Subdivision, of record in Plat Book 974, pages 52 and 53, said Register's Office for said County..

Said Lot No. 17 fronts 75 feet on the southerly margin of Lorraine Avenue and extends back 191.8 feet on the easterly line and 190.8 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to MADISON LISA MARTIN AND BRIAN DEWAYNE MARTIN, WIFE AND HUSBAND, by deed from RACHEL POARCH, A SINGLE PERSON, of record as Instrument No. 20100813-0064142, dated August 10, 2010, as corrected by Affidavit of Scrivener's Error of record as Instrument No. 20100827-0068052, said Register's Office.

This improved property is known as 106 Lorraine Avenue, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 13 day of December, 2013.

Madison L. Martin

Brian D. Martin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Madison L. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of December, 2013.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brian D. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of December, 2013.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY