BILL GARRETT, Davidson County
Trans:T20140022169 DEEDWARR
Recvd: 04/02/14 13:12 2 pgs
Fees:13.00 Taxes:1479.63
20140402-0027372

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 8/24/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri Foote	Farmington Financial Group	105-09-0-220.00
(NAME)	(NAME)	
2012 12th Ave S	2002 Richard Jones Rd Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ben Martel andwife, Kristin Martel**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~Terri Foote, XXXXXXXX~~ ***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:

***Terri L. Foote and Dennis Foote, wife and husband**

Land in Davidson County, Tennessee, being Lot No. 6 in A. B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 52 feet on the easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back eastwardly between parallel lines, with the south margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

Beginning at a point, said point being located at the intersection of the southern margin of Caldwell Avenue and eastern margin of 12th Avenue South, in an easterly direction a distance of 40 feet, more or less, to the point at which the southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25 foot radius in a southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25 foot radius becomes tangent to a line parallel to 12th Avenue South; thence along a line parallel to 12th Avenue South, in a southerly direction a distance of 26 feet, more or less, to the southern property line of said parcel; thence along the southern property line of said parcel in a westerly direction a distance of 10 feet, more or less, to the eastern margin of 12th Avenue South, thence along the eastern margin of 12th Avenue South, in a northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

BEING the same property conveyed to Ben Martel and wife, Kristin Martel by Quitclaim Deed from Kristin Ehst dated February 24, 2011, of record in Instrument No. 20110301-0016431, Register's Office for Davidson County, Tennessee. The said Kristin Martel is formerly known as Kristin Ehst.

The said Ben Martel being one in the same as Benjamin Martel.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2012 12th Ave S, Nashville, TN 37204

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, has 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 **31st** day of **March, 2014**

Benjamin Martel

Benjamin Martel

Kristin Martel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Benjamin Martel and Kristin Martel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2014**

Notary Public

My commission expires: 8/24/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON