Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140026211 DEEDWARR
Recvd: 04/17/14 13:58 2 pgs
Fees:13.00 Taxes:240.50
20140417-0032379

03-1404-38155

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Kristi Duke
Affiant

Subscribed and sworn to before me, this 15th day of April, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristi Duke	CASH - New owner	091-09-0-160.00
527 Stevenson St.		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert D. Martin, Sr. and wife, Anita S. Martin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristi Duke**, hereinafter called the Grantees, their successors 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 parts of Lots Nos. 18 and 19 on the map of the B. F. Cockrill Farm, as of record in Book 161, Page 135, R.O.D.C., TN, being the southerly 20 feet of Lot No. 3 and the northerly 32 feet front and 29.6 feet rear of Lot No. 4 on the plan of W. P. Evans' resubdivision of parts of Lots 18 and 19 of the B. F. Cockrill Farm, not of record, and described according to a survey made by E. R. Southgate, Surveyor, May 2, 1942, as follows:
Beginning on the westerly margin of Nall Avenue at a point 72 feet north of an unnamed street; thence with the westerly margin of said Avenue northwardly 52 feet to a point 20 feet north of the corner of Lots Nos. 3 and 4; thence westwardly 175 feet; thence southwardly 49.6 feet to a point 69.6 feet north of the northerly margin of said unnamed street; thence eastwardly 175 feet to the beginning.

Being the same property conveyed to Robert D. Martin, Sr. and wife, Anita S. Martin by deed from Jennie H. Gower, a widow, dated June 10, 1976, recorded June 11, 1976, of record in Book 5034, Page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 527 Stevenson St., Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of April, 2014.

Robert D. Martin, Sr.

Anita S. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert D. Martin, Sr. and Anita S. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of April, 2014.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY