WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140036199 DEEDWARR
Recvd: 05/23/14 09:38 2 pgs
Fees: 13.00 Taxes: 749.07

20140523-0044544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,450.00. Deed

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016.~~ SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Stewart	NEW OWNER	073-01-0/008.00
(NAME)	(NAME)	
2020 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Clarence Martin and wife, Linda Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Stewart**, A Single 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:

Being Lot No. 10 of Block "G" on the map of Country club Estates, as of record in Book 843, page 95, said Register's Office. Said Lot No. 10 fronts 100 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Clarence Martin and Linda Martin, husband and wife, by deed from Willie Francis Corbitt, unmarried, dated April 28, 2008 and filed for record May 1, 2008 as Instrument No. 20080501-0044689 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been prorated and assumed by the Grantee(s).

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 2020 McGavock Pike, Nashville, TN 37216
(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.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness our hands this 14th day of May, 2014.

Clarence Martin by Linda Martin attorney in fact

Clarence Martin, by Linda Martin his attorney in fact

Linda Martin

Linda Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Linda Martin the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May 2014

Commission expires: February 22, 2016

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of May, 2014 before me personally appeared Linda Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clarence Martin, and who acknowledged that she executed the same as the free act and deed of the said Clarence Martin by virtue of that Power of Attorney, duly executed by the said Clarence Martin and appearing of record as Instrument No. 20140523-0044543 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN