WARRANTY DEED

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Deborah Lowry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin M. Martin	Morgan Stanley Pirvate Bank N.A.	052060001600
(NAME)	(NAME) c/o PHH Mortgage	
741 Howse Avenue	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37115	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140038083 DEEDWARR
Recvd: 06/02/14 09:19 2 pgs
Fees:13.00 Taxes:603.10

20140602-0046968

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, Deborah Lowry, f/k/a Debbie Delahoussaye Yeaw Goff and Husband, Steven Alan Lowry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin M. Martin, unmarried and Paula A. Martin, married, as tenants in common with right of survivorship, 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:

A certain tract or parcel of land located in the Eleventh Civil District of Davidson County, Tennessee, described as follows, to-wit:

TRACT I:
Being Lot No. 1 of "Idlewild", Mrs. Maggie O. Pickett's first subdivision of the 13.53 acre tract on Howse Avenue, off Neely's Bend Road, not a platted subdivision. Said Lot begins at an iron pin in the easterly margin of Howse Avenue 1603.5 feet southerly from the center line of Neely's Bend Road; thence South 11 deg. 20' West 75 feet to an iron pin in the easterly margin of Howse Avenue, thence South 77-3/4" (sic) East 328.7 feet to an iron pin on a dead line; thence North 11 deg. 20' East 137 feet to an iron pin on the said dead line; thence South 88" (sic) West 336.8 feet to the point of beginning.

TRACT II:
Lying and being in the Eleventh Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at an iron pin in the easterly margin of Howse Avenue, 1603.4 feet, more or less, southerly from Neely's Bend Road, thence North 88-3/4 deg. East 336.8 feet, more or less, to an iron pin on a dead line; thence North 87-1/2 deg. West 327.6 feet, more or less, to an iron pin on the easterly margin of Howse Avenue; thence southerly with the easterly margin of Howse Avenue 75 feet, more or less, to the point of beginning.

Being the same property conveyed to Debbie Delahoussaye Yeaw, n/k/a Deborah Lowry, by Quitclaim Deed from Michael Yeaw dated May 2, 2002 of record in Instrument No. 20020627-0077220, Register's Office for Davidson County, Tennessee.

NOTEDAVIDSON COUNTY PROPERTY ASSESSOR SHOWS LOT DIMENSIONS OF ABOVE DESCRIBED TRACTS AS 150 FEET X 330 FEET IRREGULAR****

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

Steven Alan Lowry joins in this conveyance to convey any marital interest he may have in said property

unimproved ☐

This is improved ☑ property, known as 741 Howse Ave., Madison, TN 37115

(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.

Witness our hands this 28th day of May, 2014.

Deborah Lowry

Steven Alan Lowry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*Wife and Husband

On this 28th day of May, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah Lowry and Steven Alan Lowry***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115