BILL GARRETT, Davidson County
Trans: T20150088356 DEEDWARR
Recvd: 10/16/15 13:50 2 pgs
Fees: 13.00 Taxes: 314.50
20151016-0105525

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Judith Martin
Affiant

Subscribed and sworn to before me, this 10TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Martin, an unmarried woman	Primary Residential Mortgage	04415004400
	(NAME)	
709 Lawrence Street	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bobby R. Denson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Judith Martin, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 87, SECTION A , VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948 IN BOOK 1424, PAGE 68, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FRONTING 56.0 FEET ON LAWRENCE STREET AND CONTAINING 0.11 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BOBBY R. DENSON AND WIFE, FRANCES B. DENSON BY WARRANTY DEED FROM HARRY ALLEN GENTRY, WILLIAM MADDUX GENTRY AND MILDRED DEAN ALLEN, OF RECORD IN BOOK 6965, PAGE 614, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID FRANCES B. DENSON HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 709 Lawrence Street, Old Hickory, TN 37138
(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 my/our hand(s) this 10th day of September, 2015.

WARRANTY DEED
(Continued)

Bobby R. Denson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby R. Denson, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2015.

Notary Public

My Commission Expires: 1-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072