BILL GARRETT, Davidson County
Trans:T20160033513 DEEDWARR
Recvd: 04/25/16 08:45 2 pgs
Fees:13.00 Taxes:629.00
20160425-0039633

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Christopher P. Martin
Affiant

Subscribed and sworn to before me, this 22ND DAY OF APRIL, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

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
Christopher P. Martin, an unmarried man and Alyssa N. Ubelhor, an unmarried woman	Fifth Third Mortgage	13500022400
	(NAME)	
2309 Smith Springs Road	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cincincati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Daryl King, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher P. Martin, an unmarried man and Alyssa N. Ubelhor, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING IN THE 2ND, FORMERLY THE 5TH CIVIL DISTRICT OF SAID COUNTY, AND BEING A PART OF THE OLD HENRY BURNETT PLACE, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY WM. C. PARRISH, ASSOCIATES, CIVIL ENGINEERS, DATED SEPT. 28, 1963, AS FOLLOW: BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, AT THE NORTHWEST CORNER OF THE PROPERTY OF WM. P. GIVENS; THENCE WITH THE MARGIN OF SAID ROAD, SOUTH 88 DEGREES 30' WEST 102,9 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF THE H.G. HIMES PROPERTY; THENCE WITH THE SAID HIMES' EASTERLY LINE ALONG A FENCE, SOUTH 1 DEGREE 58' EAST 280.7 FEET TO AN IRON PIN IN ANOTHER FENCE; THENCE WITH SAID FENCE, NORTH 84 DEGREES 4' EAST 93 FEET TO AN IRON PIN IN ANOTHER FENCE; THENCE WITH GIVENS' WESTERLY LINE AND ALONG A FENCE, NORTH 0 DEGREES 11' EAST 273.4 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED OF RECORD IN BOOK 8232, PAGE 456, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CARL LEWIS WOODS AND WIFE, FREDDIE ROSE WOODS BY DEED FROM ROY S. LAWRENCE AND WIFE, FLEETA LAWRENCE, OF RECORD IN BOOK 3642, PAGE 497, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CARL LEWIS WOODS HAVING SINCE DECEASED, LEAVING FREDDIE ROSE WOODS HIS SOLE SURVIVING SPOUSE, AND FURTHER CONVEYED TO DARYL KING, AN UNMARRIED MAN,BY DEED FROM CARL LEWIS WOODS AND WIFE, FREDDIE ROSE WOODS, OF RECORD IN INSTRUMENT NO. 20150325-0025578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 2309 Smith Springs Road, Nashville, TN 37217
(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

WARRANTY DEED
(Continued)

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 22nd day of April, 2016.

Daryl King

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl King, an unmarried man, 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 22nd day of April, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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