BILL GARRETT, Davidson County
Trans:T20160039130 DEEDWARR
Recvd: 05/11/16 09:37 2 pgs
Fees:13.00 Taxes:536.50
20160511-0046660

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Marvin Javier Martinez
112 Claudia Drive
Old Hickory, TN 37138

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 044-13-0
PARCEL 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donna M. Boyd Strack,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marvin Javier Martinez,** 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:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Map of Knoll Subdivision of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee to which plat specific reference is hereby made for a complete and accurate description thereof.

Said Lot No. 6 fronts 84.9 feet on the northwesterly side of Claudia Drive and extends back 232 feet on the northeasterly line and 100 feet on the southwesterly line to an irregular line in the rear on which it measures 162.5 feet thereon.

Being the same property conveyed to Donna M. Boyd Strack and husband, Roy L. Strack by Quitclaim Deed from Michael F. Lee and wife, Dena M. Boyd Lee, dated July 23, 1997, of record in Book 10549, Page 163, Register's Office for Davidson County, Tennessee. Said Roy L. Strack died on September 9, 2015.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **112 Claudia Old Hickory, TN 37138.**

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 4th day of May, 2016.

Donna M. Boyd Strack

Donna M. Boyd Strack

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donna M. Boyd Strack, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2016.

NOTARY PUBLIC

ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of May, 2016.

NOTARY PUBLIC

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

My Commission Expires: