Box 14

28433-8 Box 14 return to: Attorneys Title Company, Inc.

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16047301

BILL GARRETT, Davidson County
Trans:T20160042949 DEEDWARR
Recvd: 05/23/16 10:41 2 pgs
Fees:13.00 Taxes:1609.50
20160523-0051211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan P. Marty and Natalie Marty 208 38th Avenue North Nashville TN 37209	Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Parcel ID No. 104-01-0-227.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Francis Hannaway and Elizabeth Nicoll Hannaway, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nathan P. Marty and Natalie Marty, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 128 and the southerly 12 feet of Lot 129 on the plan of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of Lot adjoin and front together 62 feet on the easterly side of 38th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to STEPHEN HANNAWAY, UNMARRIED AS TO AN UNDIVIDED 50% INTEREST AND NICOLL DORAMUS, UNMARRIED AS TO AN UNDIVIDED 50% INTEREST, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from SAMUEL EDWARD BLEVINS, UNMARRIED, of record in Instrument No. 20090731-0071572, dated July 30, 2009, said Register's Office.

STEPHEN FRANCIS HANNAWAY, ALSO KNOWN OF RECORD AS STEPHEN HANNAWAY, MARRIED AND NICOLL DORAMUS, NOW KNOWN AS ELIZABETH NICOLL HANNAWAY, MARRIED conveyed their interest to STEPHEN FRANCIS HANNAWAY and ELIZABETH NICOLL HANNAWAY, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20151117-0116325, dated September 21, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-01-0-227.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 109, said Register's Office.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4431, page 68, said Register's Office.

This is improved property located at 208 38th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2016.

Stephen Francis Hannaway

Elizabeth Nicoll Hannaway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Francis Hannaway and Elizabeth Nicoll Hannaway, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018