Box 44

BILL GARRETT, Davidson County
Trans:T20160065981 DEEDWARR
Recvd: 08/01/16 14:30 2 pgs
Fees:13.00 Taxes:1692.75
20160801-0079173

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $457,500.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public
My commission expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Philip M. Martin	Pinnacle Bank	130-08-01-003.00-CO
2130 Harding Place	150 3rd Ave S	
Nashville, TN 37215-4104	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Maxon Grant, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Philip M. Martin and wife Margaret B. Martin,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, and being that certain condominium apartment unit known as Unit No. 1B (Parcel No. 03), together with the attached garage, in Harding Hall, a Condominium, a Horizontal Property Regime, as shown on the plan of record at Instrument No. 20020815-0099045 and as is also described in the Master Deed of record in Instrument No. 20020815-0099097, as corrected in Instrument No. 20030109-0003946, both in the Register's Office for Davidson County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance that is hereby made.

Being the same property conveyed to William Maxon Grant, a married man by Warranty deed from Albert Jackson Dale, IV and wife, Tiffany G. Dale of record in Instrument No. 20061201-0148537 Register's Office for Davidson County, Tennessee, dated November 30. 2006 and recorded on December 01, 2006. (Value of consideration shown in aforementioned deed $445,000.00.) Being also known as 2130 Harding Place Nashville, Tennessee 372154104.

This property is improved property known as 2130 Harding Place, Nashville, TN, 37215-4104

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 29th day of July, 2016.

William Maxon Grant by Mary Christine Grant Seckman

William Maxon Grant by Mary Christine Grant Seckman
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared, Mary Christine Grant Seckman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Maxon Grant, and who acknowledged that he executed the same as the free act and deed of William Maxon Grant.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of July, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016064527

