BILL GARRETT, Davidson County
Trans:T20160070047 DEEDWARR
Recvd: 08/12/16 10:42 2 pgs
Fees:13.00 Taxes:1653.90
20160812-0084132

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1182

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of July, 2016

Notary Public
Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cecil L. Allred, III 1210 Calvin Avenue Nashville, TN 37206	New Owner	083-05-0-318.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Mary Ruth Martin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecil L Allred, III and Claire P Allred, Husband and wife

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 Davidson County, Tennessee, being Lot No. 45 in F.O. Beasley's Subdivision of Block "C", Douglas Place in East Nashville, a plan of which is of record in Plan Book 2, Page 66, Chancery Court at Nashville.

Said Lot No. 45 fronts 50 feet on the southerly side of Calvin Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Russell T. Martin and wife, Kathleen H. Martin, by Warranty Deed from Dillard L. Wright and wife, Annie Bell Wright, dated 11/17/1948 and recorded 11/18/1948 in Book 1646, Page 101, in the Register's Office of Davidson County, Tennessee. The said Russell T. Martin, Sr., having died on April 14, 1977, thereby subject property vesting in Kathleen H. Martin, as surviving tenant by the entirety. The said Kathleen Hauser Martin, a/k/a Kathleen H. Martin, having died testate, on December 1, 1991, and pursuant to her Last Will & Testament, (Probate Docket No. 98554), in the Probate Court for Davidson County, Tennessee, subject property was devised to her daughters,, Martha Louise Martin and Mary Ruth Martin. The said Martha Louise Martin died testate, on July 27, 2005, and pursuant to her Last Will & Testament, Case No. 05P-1294, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, her interest in subject property was devised to Mary Ruth Martin, thereby subject property being currently vested in Mary Ruth Martin.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1210 Calvin Avenue, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of July, 2016.

Mary Ruth Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Ruth Martin** 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 at Nashville, Tennessee this 29th day of July, 2016.

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)