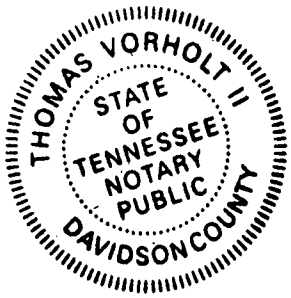
| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>The actual consideration or value, whichever is greater, for this transfer is $399,900.00.<br>Affiant<br>Subscribed and sworn to before me, this 6th day of October, 2016.<br>Notary Public<br>My commission expires: 8.4.20 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Margaret C. Martin** | **Same** | **091-15-0-171.00** |
| **5103 Elkins Avenue** | | |
| **Nashville, TN 37209-3326** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Bettina L. Beard and Patrick Ryan, wife and husband**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Margaret C. Martin**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Blair Realtors, Inc. Subdivision of record in Plat Book 5190, Page 371, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bettina L. Beard, an unmarried woman, and Patrick Ryan, an unmarried man, by Warranty Deed from John Whildin and Victoria M. Whildin, husband and wife of record in Instrument No. 20120813-0072278 Register's Office for Davidson County, Tennessee; the said Bettina L. Beard and Patrick Ryan having since married.

BILL GARRETT, Davidson County
Trans:T20160088877 DEEDWARR
Recvd: 10/10/16 08:26 2 pgs
Fees:13.00 Taxes:1479.63
20161010-0106758

This is improved property known as **5103 Elkins Avenue, Nashville, TN 37209-3326.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of October, 2016.

Bettina L. Beard

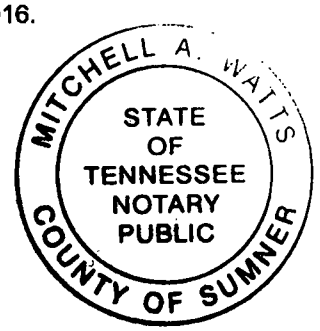
Patrick Ryan

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bettina L. Beard and Patrick Ryan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of October, 2016.

Notary Public
My Commission Expires: 8.21.17




SolomonParks File No. 316300