Davidson County DEEDWARR
Recvd: 11/21/16 13:25 3 pgs
Fees:18.00 Taxes:999.00
20161121-0122674

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/24/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2549H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Diane R. Nesbitt and Peter A. Nesbitt	NEW OWNER	094-15-0-077-00
PO Box 100229		
Nashville, TN 37224		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAVID BRENT MARTIN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DIANE R. NESBITT AND PETER A. NESBITT, WIFE AND HUSBAND

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, TO-WIT:

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of the Subdivision of Lot No. 7 of the William G. M. Campbell Lands, not of record, the original Lot No. 7 being of record in Book 843, Page 30, of said Register's Office and described as follows:

BEGINNING at a point in the easterly martin of Spence Lane or Montrose Avenue 1150 feet north of the northeast corner of the property conveyed to the Davidson County Board of Education by deed of record in Book 971, Page 382, said Register's Office; thence eastwardly and at right angles to Spence Lane or Montrose Avenue 300 feet to a point; thence northwardly and parallel with the easterly martin of Spence Lane or Montrose Avenue, 100 feet to a point; thence westwardly 300 feet to a point in the easterly margin of Spence Lane or Montrose Avenue; thence southerly with the easterly margin of said Lane or Avenue 103 feet, more or less, to the beginning.

Included in the above description, but excluded from this conveyance, is that portion of the above described property conveyed to the Metropolitan Government of Nashville & Davidson County, in Book 4223, Page 155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Brent Martin by quitclaim deed from Joseph Michael Martin and wife, Margaret Martin of record in Book 11576, page 353, Register's Office for Davidson County, Tennessee, dated 07/14/1999 and recorded on 07/16/1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Overhead Line Easement of record in Instrument Number 20051213-0149678, in the Register's Office for DavidsonCounty, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.

This is property known as 248 Spence Ln, Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 17th day of November, 2016.

David Brent Martin

David Brent Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DAVID BRENT MARTIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of November, 2016.

Laurie Damewood

Notary Public

My Commission Expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2549H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

