WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106308 DEEDWARR
Recvd: 12/02/16 14:27 2 pgs
Fees:13.00 Taxes:429.20
20161202-0126846

O-RP-16-8020-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-3-6-18
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Babbitt	Scott Babbitt	
(NAME)	(NAME)	
8020 Whites Creek Pike	8020 Whites Creek Pike	**008-00-0-046-00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080-8871	Joelton, TN 370808871	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ARTHUR LOUIS MARTIN AND WIFE, LINDA GAYLE MARTIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT BABBITT, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described according to a survey by C. J. Carney, dated March 30, 1963 as follows:

Beginning at a point in the easterly margin of the Nashville-Springfield Pike, being the northwest corner of Annie Armstrong's tract and the southwest corner of a tract conveyed to John Newland by deed from Annie Armstrong et al of record in Book 2043, page 179, Register's Office for Davidson County, Tennessee; thence due east 730 +/- feet to a point; thence N 30 deg. W 134 +/- feet to a point; thence N 43 deg. West 90 +/- feet to a point; thence due west 650 +/- feet to a point in the easterly margin of the Nashville-Springfield Pike; thence with the easterly margin of said pike S 12 deg. East 88 +/- feet to a point; thence S 18 deg. 45' East 100 +/- feet to the point of beginning, containing 3 +/- acres.

Being the same property conveyed to Arthur Louis Martin and wife, Linda Gayle Martin by Warranty deed from Louis H. Martin and Betty Annette Martin Garton of record in Instrument No. 20010202-0010628 Register's Office for Davidson County, Tennessee, dated December 7, 2000 and recorded on February 2, 2001.

This conveyance is subject to:
- Taxes for the year 201t and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8020 Whites Creek Pike , Joelton, Tennessee 37080-8871**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 29th DAY OF NOVEMBER, 2016.

Arthur Louis Martin

Arthur Louis Martin

Linda Gayle Martin

Linda Gayle Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR LOUIS MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA GAYLE MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212