This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 01/17/17 08:34 2 pgs
Fees:13.00 Taxes:532.80
20170117-0004522

ADDRESS NEW OWNER:
**Shantie Martin**
**57 Green St.**
**Nashville, TN 37210**

Send tax bill to MORTGAGEE:
US Bank
P O Box 20005
Owensboro, KY 42304

Map and parcel: 93 16 130.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Billie J. Caldwell-Brooks, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Shantie L. Martin, unmarried,** hereinafter called the "GRANTEE", her 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 PART OF LOTS 120, 121, AND 122 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT EN EXISTING IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF GREEN STREET, WIDTH 50', AT A CORNER COMMON WITH HENRY L. DAVIS, AS OF RECORD IN BOOK 3671, PAGE 417, AT THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BEING THE NORTHWEST CORNER OF THIS TRACT;
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF GREEN STREET, SOUTH 85 DEG 00 MIN 00 SEC 00 EAST, 40.00 FEET TO AN EXISTING IRON ROD, AT A COMMON CORNER WITH HENRY L. DAVIS AS OF RECORD IN BOOK 3802, PAGE 157, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE NORTHEAST CORNER OF THIS TRACT;
THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF GREEN STREET AND WITH THE WESTERLY LINE OF HENRY L. DAVIS, SOUTH 06 DEG 13 MIN 07 SEC WEST, 105.00 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY LINE OF LOT 123. BEING THE SOUTHEAST CORNER OF THIS TRACT;
THENCE WITH THE NORTHERLY LINE OF LOT 123, NORTH 85 DEG 00 MIN 00 SEC WEST, 40.00 FEET TO AN EXISTING IRON ROD, AT THE SOUTHEAST CORNER OF HENRY L. DAVIS. BEING THE SOUTHWEST CORNER OF THIS TRACT;
THENCE WITH THE COMMON LINE OF HENRY L. DAVIS, NORTH 06 DEG 13 MIN 07 SEC EAST, 105.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,199 SQUARE FEET (0.964 ACRES MORE OR LESS) ACCORDING TO A BOUNDARY SURVEY (OF TAX MAP 93-16 PARCELS 127, 129, 130 AND 131) PREPARED BY CHERRY LAND SURVEYING, R. SCOT CHERRY, TENNESSEE REGISTERED LAND SURVEYOR NO. 1512, DATED MAY 6, 2005 AND BEARING JOB NO. 05124 TSM.

Being the same property conveyed to Billie J. Caldwell-Brooks by Deed dated March 29, 2013, from Construction Management Corporation, a Tennessee corporation, by deed of record in Instrument No. 20130403-0032655, Register's Office for Davidson County, Tennessee.

Commonly known as: 59 Green Street, Nashville, TN 37210

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 21, page 84 & 85, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 21, page 84 & 85, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to an easement set forth in an instrument of record in Instrument No. 20051117-0139050, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 59 Green Street, Nashville, Tennessee 37210.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 13th day of January, 2017.

Billie J. Caldwell-Brooks

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billie J. Caldwell-Brooks, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $144,000.00.

Shantie Martin
AFFIANT

Subscribed and sworn to before me on this 13th day of January, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION
I, Caitlin Smith, do hereby make oath that I am 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.

Caitlin Smith

State of Tennessee; County of Davidson
On this 12 day of January, 2017, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019