This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County	DEEDWARR
Recvd: 03/30/17 09:38	3 pgs
Fees:18.00 Taxes:625.30	
20170330-0030925	

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 169,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17th day of March, 2017

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Paul Martin 920 W Eastland Ave Nashville TN 37206

SEND TAX BILLS TO:
~~New Owner~~ Same

MAP AND PARCEL NUMBER: Tax ID #: 08208013000

WARRANTY DEED

17NT00022

Effective the 14th day of March, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SAMUEL KPANA-QUAMOH

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PAUL MARTIN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 IN THE JAMES R. LOVE'S SUBDIVISION OF THE MASSENGALE TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGE 4, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL KPANA-QUAMOH BY QUIT CLAIM DEED FROM ANDRE R. RAMEY, A SINGLE PERSON AS RECORDED 1-11-17 AS INSTRUMENT NO. 20170111-0003273.

BEING THE SAME PROPERTY CONVEYED TO ANDRE RAMONE RAMEY AND WIFE, MONA DARLENE RAMEY BY WARRANTY DEED FROM BESSIE LILLY GIBSON, UNMARRIED AS RECORDED 8-18-93 IN BOOK 9050, PAGE 384.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
920 W. EASTLAND AVE., 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14th day of March, 2017

Samuel Kpana-Quamoh

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Samuel Kpana-Quamoh, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of March, 2017.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON