Davidson County DEEDWARR
Recvd: 04/07/17 15:12 3 pgs
Fees:18.00 Taxes:508.75
20170407-0034431

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2017.

Notary Public
My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

02-1703-50170

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Brennan	NEW OWNER	082-07-0-031.00
820 N. 2nd St.		
Nashville TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric D. Martin**, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Brennan**, hereinafter called the Grantees, their successors 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 the northerly half of Lot No. 16, on the Plan of Shields, Davis, Sharpe and Horn's Addition, of record in Book 57, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 16 fronts 25 feet on the westerly side of North Second, formerly Harris Street, and runs back between parallel lines 145 feet, more or less to an alley.

Being the same property conveyed to Oval Sullins by deed from Harry B. Woods and wife, Rebecca Faye Woods, dated April 24, 1989, recorded April 25, 1989, of record in Book 7824, Page 269, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eric D. Martin by Quitclaim Deed from Oval Sullins, Jr., dated September 10, 2008, recorded October 1, 2008, of record in Instrument No. 20081001-0099715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 820 N. 2nd St., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 6th day of April, 2017.

Eric D. Martin

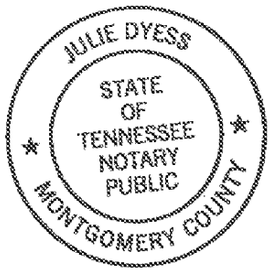
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Eric D. Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of April, 2017.

State of Tennessee at Large

My Commission expires: 8/11/20



True Copy Certification

I, Seth A. Dearinger, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins, a notary public for this county and state, Seth A. Dearinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-19

{Notary' Seal}

