WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35115

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF THOMAS SIDWELL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old South Construction, LLC, a Tennessee Limited Liability Company	Old South Construction, LLC, a Tennessee Limited Liability Company	103-06-0-114
(NAME)	(NAME)	
245 Noah Drive	245 Noah Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170030818 DEEDWARR
Recvd: 04/12/17 10:30 2 pgs
Fees:13.00 Taxes:1128.50
20170412-0035758

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, we, **Peter Marti and Sharon Putnam-Marti, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Old South Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Plan of Brookside Court Subdivision, of record in Plat Book 1424 at Page 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peter Marti, a single man by Other Deeds dated 03/07/1980 from James C. Broome of record in Book 5577, Page 37, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Marti and Sharon Putnam-Marti, creating an estate by the entirety with full right of survivorship by Quit Claim Deed dated 09/29/1993 from Peter Marti of record in Book 9097, Page 883, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

All matters as set forth per Book 1424, Page 145, said Register's Office.
Deed of Exception Easement of record in Book 5297, Page 565, said Register's Office.
Deed of Exception Easement of record in Book 5301, Page 755, said Register's Office.
County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.
2017 taxes prorated between Grantor and Grantee.

unimproved ☑

This is improved ☐ property, known as 5534 and 5536 Knob Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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 ~~our~~ hands this 7th day of April, 2017.

Peter Marti

Sharon Putnam-Marti

State of Tennessee
County of Williamson

Personally appeared before me Peter Marti and Sharon Putnam-Marti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2017.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/15/17

WILLIAMSON COUNTY K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

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