GRN-173112FC

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2017

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Leonard Chris Martiniak and Sarah M Martiniak	Wells Fargo Bank NA	07309002000
(NAME) 2400 Sandy Drive	(NAME) Wells Fargo Document Management MAC X9999-016, 2701 Wells Fargo Way	
(ADDRESS) Nashville, TN 37216-4206	(ADDRESS) Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Yasmeen Emilia Ahmed, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonard Chris Martiniak and Sarah M Martiniak, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in 11th Civil District of Davidson County, Tennessee, Being Lot No. 25 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Cooper Lane, at the corner of Lots 25 and 26; thence with the line between said lots, northerly 123.97 feet to a point; thence northwesterly 102.6 feet to a point in the southeasterly margin of Sandy Drive; thence with the margin of the same, southerly 141.26 feet to the beginning of a curve; thence around said curve southeasterly 34.53 feet to a point in the northerly margin of Cooper Lane; thence with the margin of the same, easterly around a slight curve, 157.89 feet to the point of beginning.

Being the same property conveyed to Robert L. Lanham and wife, Dorothy S. Lanham by Warranty Deed from William J. Frye and wife, Lillie Mae Frye dated October 5, 1966 and recorded October 7, 1966 in Book 4065, Page 664, in said Register's Office for Davidson County, Tennessee.

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Davidson County DEEDWARR
Recvd: 06/14/17 15:03 3 pgs
Fees:18.00 Taxes:980.50
20170614-0059869

Being the same property conveyed to Robert Lee Lanham by Quitclaim Deed from Stephanie Lanham Helmey, Robert Lee Lanham and Patricia G. Campbell, Trustee dated April 16, 2001 and recorded September 12, 2001 as Instrument No. 20010912-0099642, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Lee Lanham and wife, Brenda Lanham by Quitclaim Deed from Robert Lee Lanham dated November 25, 2002 and recorded December 11, 2002 as Instrument No. 20021211-0153213, in said Register's Office for Davidson County, Tennessee. *Affidavit of Heirship recorded as Instrument No. 20041025-0127819. Robert L. Lanham having died March 17, 2000 and Dorothy S. Lanham having died December 02, 1992.*

Further, being the same property conveyed to Yasmeen Emilia Ahmed, an unmarried woman by Warranty Deed from Brenda Lanham, an unmarried woman dated July 14, 2015 and recorded July 16, 2015 as Instrument No. 20150716-0069442, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2400 Sandy Drive, Nashville, TN 37216-4206

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; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 9 day of June, 2017

Yasmeen Emilia Ahmed

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Yasmeen Emilia Ahmed, an unmarried woman, the bargainor, 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, this the 9th of June, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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