WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052074 DEEDWARR
Recvd: 06/19/17 11:35 2 pgs
Fees:13.00 Taxes:740.00

20170619-0061194

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $200,000.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Lane Martin	F&M Bank	060-03-0-098.00
144 Oak Park Drive	P.O. Box 451	
Nashville, TN 37207	Clarksville, TN 37041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Idella M. Patton, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Lane Martin, an unumarried man, and Leslie Corin Rothenburg, an unmarried woman, joint tenants,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Oak Park Subdivision, Section One, of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 91 fronts 100.0 feet on the southerly side of Oak Park Drive and extends back 155.54 feet on the westerly line and 154.65 feet on the easterly line, to a dead line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to Idella M. Patton, an unmarried woman, by deed from William Patton, Jr., Ricky Patton, and Timothy Patton, for consideration in the amount of $74,000.00 on October 8, 2009, of record in Instrument Number 20091009-0094131, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 84, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3821, page 343; and Book 3865, page 403, Register's Office for Davidson County, Tennessee.

This is improved property known as: **144 Oak Park Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 12, 2017.

Idella M. Patton

Idella M. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Idella M. Patton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY