WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053046 DEEDWARR
Recvd: 06/21/17 09:53 2 pgs
Fees:13.00 Taxes:555.00

20170621-0062350

Y-VRES-17-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larrie D. Martin	**New Owner**	
(NAME)	(NAME)	
1665 Noble Drive, NE	**1665 Noble Drive NE**	**082-13-0-045.00**
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30306	**Atlanta, GA 30306**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **VIRGINIA GARRISON AND CARL JACKSON AND JAMES THOMPSON AND HARRY JACKSON AND SHAHEED ABDUL NUR AND JIMMY THOMPSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRIE D. MARTIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 183 on the Map of Judge John McNairy's Mansion House Tract of record in Minute Book "D", Page 593, Chancery Court at Franklin, and a copy thereof of record in Book 9, on the front fly leaf, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jackson Street 226 1/2 feet westerly from the westerly margin of 9th Avenue North, formerly McLemore Street, being Williams', formerly Carpenter's southwest corner; thence with said Williams' west line northerly 130 feet, more or less, to the southerly margin of a 10 foot alley; thence with the southerly margin of said alley westerly 37 feet to Mrs. Shates' northeast corner; thence with her easterly line southerly 130 feet, more or less, to the northerly margin of Jackson Street; thence with the northerly margin of said Street easterly 37 feet to the point of beginning.

Being the same property conveyed to Erma Jean Thompson by Installment deed from Elizabeth Watson, a single person of record in Book 3648, page 353, Register's Office for Davidson County, Tennessee, dated November 22, 1963 and recorded on November 26, 1963. The said Erma Jean Thompson having since died on November 3, 2015 leaving Larry Garrison, Harry Jackson, Carl Jackson, Gary Thompson now known as Shaheed Abdul Nur, James Thompson and Jimmy Thompson as her heirs at law as evidenced by Affidavit of Heirship recorded in Instrument No. 20170606-0056420 and by Affidavit of Heirship recorded simultaneously herewith at Inst. No. 20170621-0062345 and Inst. No. 20170621-0062346, Register's Office for Davidson County, Tennessee.

Also being the same property (as to 1/16 undivided interest) conveyed to Virginia Garrison by Quitclaim Deed from Larry Garrison, filed of record in Instrument No. 20170606-0056421, Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 6, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Minute Book D, Page 593, Chancery Court at Franklin, and of record in Book 9, on the front fly leaf, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Jackson Street , Nashville, Tennessee 37208-3116**.

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), their heirs and 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), 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/our hand(s) this the 15th DAY OF JUNE, 2017.

Virginia Garrison

Carl Jackson

James Thompson by Harry Jackson, Attorney-In-Fact

Harry Jackson

Shaheed Abdul Nur by Harry Jackson, Attorney-In-Fact

Jimmy Thompson by Harry Jackson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA GARRISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES THOMPSON, SHAHEED ABDUL NUR, AND JIMMY THOMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES THOMPSON, SHAHEED ABDUL NUR, AND JIMMY THOMPSON.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212