WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170055363 DEEDWARR
Recvd: 06/28/17 13:20 2 pgs
Fees: 13.00 Taxes: 1424.50
20170628-0065110

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christie A. Lee	Republic Bank & Trust Co.	171 03 0A 101.00
(NAME)	(NAME)	
4729 Potomac Ln.	200 S. 7th St. Ste 110	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Louisville KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry E. Martin and Lynn Loveless Martin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christie A. Lee**, **unmarried,** 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:

A certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 206, on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 509, and Book 7900, Page 749, Registers Office for said County, to which plan reference is hereby made for a more completed description.

Being the same property conveyed to Larry E. Martin, an unmarried man, by Warranty Deed from Byron G. Davenport and Patricia A. Davenport, husband and wife, filed for record 10/19/2015 in Book 20151019-0105830, Register's Office for Davidson County Tennessee. The said Larry E. Martin is now married to Lynn Loveless Martin.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Lynn Loveless Martin, wife of the said Larry E. Martin, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

unimproved ☐

This is improved ☑ property, known as 4729 Potomac Ln., Brentwood, TN 37027
(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 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, 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 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 26th day of June, 2017.

Larry E. Martin

Lynn Loveless Martin

State of Tennessee
County of Davidson

On this 26th day of June, 2017, before me, a Notary public in and for said County and State, personally appeared Larry E. Martin and Lynn Loveless Martin, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires May 6, 2019