BILL GARRETT, Davidson County
Trans:T20170056127 DEEDWARR
Recvd: 06/30/17 11:07 2 pgs
Fees:13.00 Taxes:1208.70
20170630-0066022

WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,675.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(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).
Matthew David Pappas	F & M Bank	072 14 0 123.00
(NAME)	(NAME)	
1517 Straightway Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Six Thousand Six Hundred Seventy-Five And No/100 Dollars ($326,675.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nathan D. Martin and Rachel Martin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew David Pappas, an unmarried man**, 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 Davidson County, Tennessee, being Lot No. 1 on the Plat of H.W. Wards Subdivision of part of Brownsville, of record in Book 974, Page 4 and 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Nathan D. Martin, an unmarried person by Warranty Deed from Brandon McDonald, a married man dated December 21, 2007 and recorded January 03, 2008 as Instrument No. 20080103-0000646, 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 1517 Straightway Avenue, Nashville, TN 37206

File Number: GRN-173825SSO

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 28th day of JUNE, 2017

Nathan D. Martin

Rachel Martin

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 Nathan D. Martin and Rachel Martin, husband and wife, 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 28th of June, 2017.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-173825SSO