WARRANTY DEED

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher D. Martin and Christina Martin	Navy Federal Credit Union	043 06 0 246.00
(NAME)	(NAME)	
525 Singer Drive	5505 Heritage Oaks Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pensacola, FL 32526	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David L. Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Martin and Christina Martin, 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 Davidson County, Tennessee, being Lot No. 171 on the Plan of Section Six, Madison Park, as of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 171 fronts 65 feet on the northerly side of Singer Drive and extends back 142.2 feet on the easterly line and 142.9 feet on the westerly line to a dead line in the rear measuring 65 feet thereon.

unimproved ☐

This is improved ☑ property, known as 525 Singer Drive, Madison, TN 37115
(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 my/our hands this 27th day of June, 2017.

BILL GARRETT, Davidson County
Trans:T20170056286 DEEDWARR
Recvd: 06/30/17 14:27 2 pgs
Fees:13.00 Taxes:333.00

20170630-0066238

David L. Martin

State of Tennessee
County of Sumner

Personally appeared before me David L. Martin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2017.

Notary Public Janet Adams
My Commission Expires: _____

File No.: 162622

