WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057071 DEEDWARR
Recvd: 07/05/17 10:20 2 pgs
Fees:13.00 Taxes:989.75
20170705-0067250

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garrison Martin		063-04-0-076.00
(NAME)	(NAME)	
111 Gayle Drive	owners at owners address	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I, **Beverly Malone**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Garrison Martin and Sierra Martin and Irene Martin, all as Joint Tenants with Rights of Survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 10 on the Plan of Polly Acres Subdivision, of record in Plat Book 3700, Page 57 and Plat Book 3700, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beverly Malone by Quitclaim Deed from Beverly Malone, as the sole surviving heir of Polly Houston, dated 04/21/2017, recorded on 04/21/2017 of record in Instrument No. 20170421-0039422, in the Register's Office for Davidson County, Tennessee. The said Polly Ann Gibbs now known as Polly Houston died intestate on 11/23/2016, leaving the said Beverly Malone as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument No. 20170421-0039420 and Instrument No. 20170421-0039421 simultaneously herewith. The said William Carl Gibbs died on 02/09/2002, leaving the said Polly Ann Gibbs the sole surviving tenant by the entirety. Being part of the same property conveyed to William Carl Gibbs and wife, Polly Ann Gibbs by Warranty Deed from Kirby Clifton and wife, Pauline L. Clifton, dated 01/29/1968, recorded on 04/04/1968 of record in Book 4224, Page 980, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 3700, Page 57 and Plat Book 3700, Page 90, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Cumberland River, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 116 Gayle Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 30th day of June, 2017.

Beverly Malone
Beverly Malone

State of Tennessee
County of Wilson

Personally appeared before me Beverly Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2017.

Tracey Trumphour
Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY