39B

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$434,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 1, 2017.** Notary Public MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170066367 DEEDWARR
Recvd: 08/02/17 11:12 2 pgs
Fees:13.00 Taxes:1605.80
20170802-0078586

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0303**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Taylor Martin and April Huff	F & M Bank	**83-15-E-2.00 CO**
(NAME) **2802 B Paden Street**	(NAME) 50 Franklin St.	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Clarksville, TN 37040	
(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, **Day to Day Real Estate, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Taylor Martin and April Huff, 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, Unit No. B on the Plan of 2802 Paden Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160520-0050610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Day to Day Real Estate, LLC by Quitclaim Deed from Andrew Day dated June 16, 2016 , filed of record in Instrument Number 20160701-0067902, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Andrew Day by Warranty Deed from Laquinta C. Watkins, unmarried dated April 15, 2016, filed of record in Instrument Number 20160419-0037778, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2802 B Paden Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **August, 2017**.

Day to Day Real Estate, LLC

Member

By: Andrew Day, Member

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Andrew Day , whom I am personally acquainted and who upon his oath acknowledged himself to be a Member of Day to Day Real Estate, LLC , and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Day to Day Real Estate, LLC.

WITNESS my hand and official seal on **8/01/2017**.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY