WARRANTY DEED

Bill Garrett
Batch# 20923
11/01/2017 02:03:07 PM
Fees: $13.00 Taxes: $647.50

Davidson County
DEEDWARR
2 pgs

20171101-0112142

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Bradley S Martin
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

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
Bradley S. Martin	Farmington Mortgage, A Division of Capstar Bank	072 12 0 261.00
(NAME)	(NAME)	
1934 Pinehurst Drive	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, **Mary Katherine Crane, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bradley S. Martin, an unmarried man and Elizabeth Callas, an unmarried woman, as tenants in common 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 No. 338 on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the southeast margin of Pinehurst Drive, at the corner of Lots 337 and 338; thence with the line between said lots, southeasterly 100.89 feet to a corner of Lot 339; thence with the line between Lots 338 and 339 (erroneously typed as Lots 338 and 338 in previous conveyance), northeasterly 139 feet to a point in the southwesterly margin of Welcome Lane; thence with the margin of the same, northwesterly 78.23 feet to a point at the beginning of a curve; thence around said curve, southwesterly 40.08 feet to a point in the southeasterly margin of Pinehurst Drive; thence with the margin of the same, southwesterly 104.74 feet to the point of beginning.

Being the same property conveyed to Billy R. Crane and wife, Mary Katherine Crane by Deed from Linda C. Crane, unmarried, dated 02/20/1980, recorded 02/21/1980, of record in Book 5568, Page 217, in the Register's Office for Davidson County, Tennessee. The said Billy R. Crane having since died vesting property solely to Mary Katherine Crane as surviving tenant by the entirety.

The conveyance is subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 2900, Page 116, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 787, Page 52, in the Register's Office for Davidson County, Tennessee; Deed Restrictions contained in Warranty Deed of record in Book 1207, Page 162, in the Register's Office for Davidson County, Tennessee.

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 1934 Pinehurst Drive, Nashville, TN 37216

(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 27th day of October, 2017.

Mary Katherine Crane

Mary Katherine Crane

State of Tennessee
County of Wilson

Personally appeared before me Mary Katherine Crane, 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 27th day of October, 2017.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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