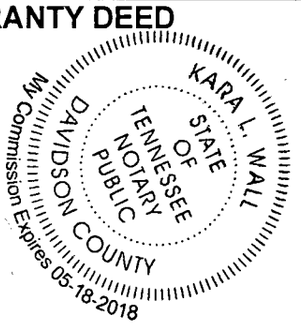
WARRANTY DEED



Bill Garrett Davidson County
Batch# 40571 **DEEDWARR**
12/21/2017 02:52:17 PM 3 pgs
Fees: $18.00 Taxes: $1,369.21

20171221-0130249

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 370,055.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Brock To'oto'o	new owner	118-04-0-C-002.00CO
(NAME)	(NAME)	
2247 Kline Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **Richard Martin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Brock To'oto'o and Jessica To'oto'o, husband and wife**, hereinafter called the GRANTEE(S), 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 Unit No. B, on the plan of KLINE AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20151019-0106187, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard Martin by Warranty Deed dated 07/01/2005 from Thomas H. Mattingly, a married man of record in Instrument 200507110079918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all matters as set forth per the boundary plat of record in Plat Book 161, Page 14 and 15, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 201510190106187, (3) Easement of record in Book 4402, Page 243, and (4) Charter of the Homeowners Association of record in Instrument 201510160105399, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been the principal residence of the Grantor.

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 2247 Kline Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01451-3559
SMG TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-17-2247

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), 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 15 day of December, 2017.

Richard Martin

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named Megan Trussell, in bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the e person(*) described herein , and who acknowledge that they executed the within instrument for the purpose therein contained.

Witness my hand and Official seal this 15 day of November, 2017.

Notary Public: ~~Jessica Allen~~
My Commission Expires: ~~4/18/2021~~ 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

See attached

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named Richard Martin, in bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the e person(*) described herein , and who acknowledge that they executed the within instrument for the purpose therein contained.

Witness my hand and Official seal this 15 day of November, 2017.

Notary Public: Michael Wrather
My Commission Expires: 11/17/2019

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129