Bill Garrett Davidson County
Batch# 42332 DEEDWARR
12/28/2017 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20171228-0131807

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$130,000.00**

Todd A Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/19

THIS INSTRUMENT WAS PREPARED BY
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Daniel Hoffman and David Hoffman	**SEND TAX BILLS TO:** Daniel Hoffman and David Hoffman	**MAP-PARCEL NUMBERS**
(NAME) 3112 Curd Rd	(NAME) 3112 Curd Rd	Map 50 Parcel 11
(ADDRESS) Mt Juliet TN 37122	(ADDRESS) Mt Juliet TN 37122	
(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,

James Houston Martin and wife, Terry Darlene Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Hoffman and David Hoffman, both unmarried

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:

SEE EXHIBIT A

unimproved ☐
This is improved ☒ property, known as **3422 Brick Church Pike, Nashville, TN 37207**
(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 our hands this 12-21-17.

James Houston Martin
James Houston Martin

Terry Darlene Martin
Terry Darlene Martin

STATE OF TN

COUNTY OF TN DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **James Houston Martin and Terry Darlene Martin** the within named Sellers with whom I am personally acquainted (or proved to me on the basis of *satisfactory evidence), and who acknowledged that* ***they*** *executed the within instrument for the purposes therein contained.*

Witness my hand at office on 12-21-17

H. Meads 3-8-21

Notary Public. My Commission Expires:

H MEADORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

** This Deed prepared based on information furnished by the parties and without the benefit of a title examination.

Exhibit "A"

A tract of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made June 5, 1976, by Richard O. Omohundro, as follows: BEGINNING in the center of Brick Church Pike at the northeast corner of property conveyed to U.O. Wells and wife, by deed from E. D. Wells and wife, of record in Book 2635, page 587, Register's Office for said County, being first part; Book 2996, page 33, Register's Office for said County, being last part; thence with U. O. Well's north line North 73 deg. 30' West 390.0 feet, more or less, to a point in the east line of property conveyed to Charles A. Wheeler and Louis Gaines, by deed from E. D. Wells and wife, of record in Book 2952, page 350, Register's Office for said County, thence with their East line, North 12 deg. 09' East 114.2 feet, more or less, to a corner; thence North 85 deg. 53' East , 149.7 feet , more or less, to a corner; thence North 33 deg. 11' East 24.9 feet, more or less, to a point; thence South 63 deg. 26' East 284.00 feet, more or less, to a point; thence South 63 deg. 26' East 284.00 feet, more or less, to the center line of Brick Church Pike; thence with the center line in a southwesterly direction, 140.8 feet, more or less, to the point of beginning.

Being the same property conveyed to James Houston Martin and wife , Terry Darlene Martin by Deed from James I. Parks dated April 23, 2002 and recorded in Instrument No 20020424-0050711 in the Davidson County TN Register's Office.

True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

