Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 53306 DEEDWARR
01/31/2018 08:57:44 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20180131-0009651

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4281B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Virginia Anderson and Lucien Desjarlais	New Owner	133-07-0-286.00
256 Nunley Drive		
Nashville, TN 37211		

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,

TAYLOR GRAY MARTIN, AN UNMARRIED MAN AND STACEY CHRISTINE SETZER, AN UNMARRIED WOMAN, FORMERLY KNOWN AS STACEY CHRISTINE MARTIN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VIRGINIA ANDERSON, UNMARRIED AND LUCIEN DESJARLAIS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 117 on the Plan of Section Three, Valley View Meadows, of record in Plat Book 3700, Page 93, 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 the same property conveyed to Taylor Gray Martin and wife, Stacey Christine Martin by Warranty Deed from Sandra Chamberlain, of record in Instrument No. 20151102-0110938, Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 02, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 256 Nunley Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 22nd day of January, 2018.

Taylor Gray Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, TAYLOR GRAY MARTIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of January, 2018.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Witness my hand on the 22nd day of January, 2018.

Stacey Christine Setzer

STATE OF TENNESSEE

COUNTY OF KNOX

Personally, appeared before me, a Notary Public of said County and State, STACEY CHRISTINE SETZER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of January, 2018.

Notary Public

My Commission Expires: _____

File #: 18-4281B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Witness my hand on the 22nd day of January, 2018.

_____

Taylor Gray Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, TAYLOR GRAY MARTIN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of January, 2018.

_____

Notary Public

My Commission Expires: _____

Witness my hand on the ~~22nd~~ 29th day of January, 2018.

Stacey Christine Setzer

STATE OF TENNESSEE

COUNTY OF KNOX

Personally, appeared before me, a Notary Public of said County and State, STACEY CHRISTINE SETZER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~22nd~~ 29th day of January, 2018.

Notary Public

My Commission Expires: 8/31/19

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

File #: 18-4281B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027