Bill Garrett Davidson County
Batch# 67538 DEEDWARR
03/09/2018 03:06:45 PM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20180309-0022733

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of March, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Steve C. Bratton and Monica Bratton | New Owner | 147 01 0 119.00 |
| (NAME) | (NAME) | |
| 334 Binkley Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Three Hundred Seven Thousand Five Hundred And No/100 Dollars ($307,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jody Beth Martin and Kent Allen Martin, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steve Bratton and Monica Bratton, husband and wife**,as joint tenants, 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, being Lot No. 389 on the Plan of Caldwell Hall, Section III of record in Book 2900, Page 131,
Register's Office for said County.

Said Lot No. 389 fronts 90 feet on the north side of Binkley Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to William H. J. Martin and wife, Margaret Papp Martin by Warranty Deed from Robert M. Frazier and wife, Colleen L. Frazier dated July 9, 1965 and recorded July 29, 1965 in Book 3917, Page 405, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. J. Martin and Margaret Papp Martin, with rights of survivorship as between them, a 99.5% interest and William Hermon Martin and Kent Allen Martin, with rights of survivorship as between them, a 0.5% interest by Quit Claim Deed from William H. J. Martin and Margaret Papp Martin dated February 26, 2002 and recorded March 1, 2002 as Instrument No. 200203010025929, in said Register's Office for Davidson County, Tennessee. The said William H.J.

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Martin having died on July 18, 2004. The said Margaret Papp Martin having died on November 10, 2006.The sole heirs at law of Margaret Papp Martin were Kent Allen Martin and William Hermon Martin.

Being the same property conveyed to Kent Allen Martin, his heirs, successors, and assigns, a one-eight (1/8th) undivided interest as joint tenant with right of survivorship by Quit Claim Deed from William Hermon Martin dated December 21, 2010 and recorded December 21, 2010 as Instrument No. 201012210101560, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kent Allen Martin, his heirs, successors, and assigns, a one-eight (1/8th) undivided interest as joint tenant with right of survivorship by Quit Claim Deed from William Hermon Martin dated July 2, 2011 and recorded July 22, 2011 as Instrument No. 201107220056212, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kent Allen Martin, his heirs, successors, and assigns, a one-eight (1/8th) undivided interest as joint tenant with right of survivorship by Quit Claim Deed from William Hermon Martin dated January 3, 2012 and recorded January 4, 2012 as Instrument No. 201201040000688, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kent Allen Martin, his heirs, successors, and assigns by Quit Claim Deed from William Hermon Martin dated January 3, 2013 and recorded January 3, 2013 as Instrument No. 201301030000840, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kent Allen Martin and wife, Jody Beth Martin, with rights of survivorship by Quit Claim Deed from Kent Allen Martin dated March 14, 2017 and recorded March 15, 2017 as Instrument No. 201703150025378, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 334 Binkley 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, 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, has 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 8th day of March, 2018

Jody Beth Martin

Kent Allen Martin

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jody Beth Martin and Kent Allen Martin, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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