34103

WARRANTY DEED

Bill Garrett Davidson County
Batch# 75877 DEEDWARR
04/03/2018 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $6,891.25
20180403-0031054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,862,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EILEEN M. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan T. Martin and Elizabeth A. Martin	JP Morgan Chase Bank N.A., Attn Tax Department	
(NAME) 807 Melville Drive	(NAME) PO Box 961227	13205014500
(ADDRESS) Nashville, TN 37204	(ADDRESS) Fort Worth, TX 76161	
(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, **MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN T. MARTIN AND ELIZABETH A. MARTIN, HUSBAND AND WIFE,** 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 ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 807 Melville Drive, Nashville, TN 37204
(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 my hand this 30 day of March, 2018

MCKENZIE CONSTRUCTION, LLC

BY: _____

JOHN BORNSTEIN, MEMBER

BY: _____

BRAD BETTS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John Bornstein and Brad Betts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of McKenzie Construction, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal at Nashville, Tennessee this 30 day of March, 2018.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

_____
Notary Public

EXHIBIT "A"

Tract I

Land in Davidson County, Tennessee, being Lot No. 19 and the Northerly part of Lot No. 22 on the Map of Glendale Park, of record in Plat Book 57, Page 141, also being shown as Lot No. 4 on the Plan of Glendale Park, Section Four, Re-Subdivision of Lots 19, 20, 21, 22, Glendale Park as recorded in Plat Book 2083, Page 48, Register's Office said County.

Beginning at the Southeast corner of Melville Drive, formerly Alpine Avenue and Overton Avenue; thence with the Easterly margin of Overton Avenue Southwardly 230 feet, more or less, to the Northwest corner of Lot No. 1 shown on the Plan of Glendale Park, Section 3, of record in Plat Book 2083, Page 11, said Register's Office; thence with the Northerly line of Lot Nos. 1 and 2 on said plan Eastwardly 190 feet to the line between Lots 21 and 22 on said first mentioned plan; thence with the line between Lot Nos. 21, 22, 19 and 20, Northwardly 230 feet, more or less, to the Southerly margin of Melville Drive; thence with said drive Westwardly 190 feet to the beginning.

Tract II

Land in Davidson County, Tennessee, being a part of Lot No. 23 in the Glendale Park Subdivision, a plan of which is of record in Plat Book 57, Page 141, Register's Office for said County, and being identified also as the Easterly 20 feet of Lot "B" in the Joseph Kelso's Re-Subdivision of Lot Nos. 23 and 24 of Glendale Park, a plan of which is of record in Plat Book 2330, Page 3, Register's Office for said County.

Beginning at a point 390 feet East from a stake in the center of Park Avenue, the corner between Lot Nos. 17 and 24 on said Glendale Park Subdivision Plan, thence with the line between Lot Nos. 18 and 23 Easterly 50 feet to the center of Overton Avenue thence with the center of Overton Avenue, Southerly 99 feet to a point, thence North 85 degrees, 22', West 50 feet to a point, thence Northerly 99 feet to the point of beginning.

Tract III

Land in Davidson County, Tennessee, being that portion of Overton Avenue closed by pCity of Oak Hill Ordinance No. 77 and recorded in Book 4167, Page 275, and conveyed to Maynard M. Reed and wife, Sally H. Reed by deed of record in Book 2153, Page 479, Register's Office for said County.

Being the same property conveyed to McKenzie Construction, LLC, a Tennessee limited liability company by Warranty Deed from Letitia G. Baldwin and Russell S. Baldwin, wife and husband, recorded on the 1st day of November, 2016 in Instrument No. 20161101-0115317, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

