Bill Garrett Davidson County
Batch# 82025 DEEDWARR
04/17/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20180417-0036283

WARRANTY DEED

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$282,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of April, 2018.

Notary Public
My Commission expires: 12.03.19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shelby G. Flowers	SWBC Mortgage Corp	061-07-0-159.00
900 Gwynn Drive	PO BOX 11733	
Nashville, TN 37216	Newark, NJ 07101-4733	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emory Martin, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shelby Grace Flowers, single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT NO. I: Being Lot No. 10 of Block "B" on the Map of Broadmoor Subdivision, Section No. I, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines, along the easterly margin of Redwood Street, 150 feet to a dead line.

TRACT NO. II: Being part of Redwood Street, now closed as follows:

Beginning at a point in the south margin of Gwynn Street, the northwest corner of said Lot No. 10 of Block B; thence westerly 20 feet to a point; thence southerly 150 feet to a point; thence easterly 20 feet to the common corner of Lot Nos. 9 and 10, northerly 150 feet to the point of beginning.

Being the same property conveyed to Emory Martin, unmarried, from Gary L. Griffith and Kelly Lynn Griffith, sole heirs of Katherine D. Griffin (deceased), by deed on September 14, 2017, of record in Instrument Number 20170915-0094781, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 547, page 161 and 162, Register's Office Davidson County, Tennessee.

Agreement for dedication of Easement for Storm Sewer and/or Sanitary Sewers recorded in Book 5726, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as: **900 Gwynn Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 13, 2018.

Emory Martin

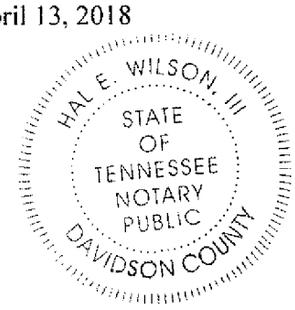
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emory Martin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2018

My commission expires 7/8/19

Notary Public



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

