THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415957

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $198,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2018.

Notary Public
My Commission Expires: 07/16/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2020

Bill Garrett Davidson County
Batch# 98298 DEEDWARR
05/30/2018 02:32:08 PM 2 pgs
Fees: $13.00 Taxes: $732.60

20180530-0051599

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bruce Ervin 3306 Masonwood Drive Nashville TN 37207	New Owner	Tax Parcel ID No. 050-11-0-018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Martin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Ervin , a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 636 on the Plan of Parkwood Estates, Section 4 of record in Plat Book 3300, Page(s) 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 636 fonts 104.0 feet on the Southerly margin of Masonwood Drive, and runs back between lines, measuring 146.1 feet on the Westerly side and 144.9 feet on the Easterly side, to a dead line in the rear on which it measures 110.3 feet.

Being the same property conveyed to William Martin and wife, Romana Juanita Martin by Warranty Deed from Evetette E. Sanson and wife, Ruth W. Sanson of record in Book 4153, Page 347, Register's Office for Davidson County, Tennessee, dated July 12, 1967 and recorded on July 19, 1967.

Romana Juanita Martin having since died on July 27, 2016 in Sumner County, Tennessee.

The execution of this instrument is effected by the signature of Kim Martin Zimmerman as Attorney-in-fact for William Martin, which Power of Attorney is recorded in Instrument Number 20180530-0051598, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 79 and 80, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RAR-18-3306

Subject to Restrictive Covenants of record in Book 3434, Page 270 and Book 3616, Page 269, Register's Office for Davidson County, Tennessee.

This is improved property located at 3306 Masonwood Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2018.

William Martin by Kim Martin Zimmerman, Attorney in fact

William Martin by Kim Martin Zimmerman,
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Martin Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William Martin and that she is authorized by William Martin to execute this instrument on their behalf.

WITNESS my hand, at office, this 24th day of May, 2018.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

