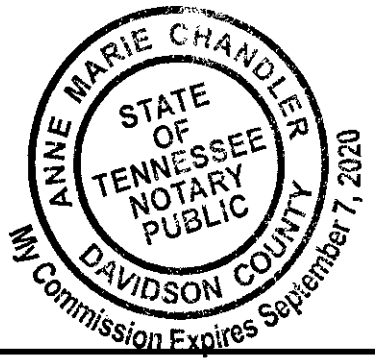
Bill Garrett Davidson County
Batch# 101147 DEEDWARR
06/06/2018 02:58:05 PM 3 pgs
Fees: $18.00 Taxes: $994.93
20180606-0054413

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Golliher	Mortgage Investors Group	061 10 0 138.00
(NAME)	(NAME)	
901 McMahan Ave.	8320 E. Walker Springs Ln. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kimberly J. Schow and Michael L. Martin, Co-Executors and Kimberly J. Schow, Michael L. Martin, James A. Martin and Deborah D. Rollins, all as Devisees of the Estate of Helen F. Martin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nathan Golliher and Alsha Golliher, husband and wife and David Golliher and Vickie Golliher, husband and wife**, hereinafter called the GRANTEE(S), 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. 8 on the Plan of Phillips Subdivision of record in Plat Book 2083, Page 41, 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. 8 fronts 60.72 feet on the Westerly side of McMahon Avenue and runs back 181.29 feet on the Northerly line and 144.25 feet on the Southerly line to a deed line in the rear measuring 134.71 feet thereon.

Being the same property conveyed to James William Martin and wife, Helen Frances Martin by Warranty deed from Robert C. Watts and wife, Myrtle C. Watts of record in Book 2800, page 195, Register's Office for Davidson County, Tennessee, dated August 11, 1958 and recorded on August 13, 1958. Order recorded between Helen Frances Martin and James W. Martin, on October 23, 1979 in Book 5518, Page 376. Helen F. Martin died March 30, 2018 having been predeceased by her husband James William Martin. In her will probated at Docket No. 18P636, Kimberly J. Schow and Michael L. Martin were named Co-Executors.

Subject to all matters shown on the plat of record in Plat Book 2083, Page 41, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2198, Page 127, Amendment to Restrictions of record in Book 2242, Page 373; together with all amendments thereto, but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement contained in Deed of Conveyance of record in Book 2203, Page 597; and Easements of record in Book 2248, Page 637, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 901 McMahan Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), assigns, against the lawful claims of all persons ~~claiming by, through or under said GRANTOR(S), but not otherwise~~ whomsoever.

Witness our hands this 1st day of June, 2018.

ESTATE OF HELEN F. MARTIN

Kimberly J. Schow
Kimberly J. Schow, Co-Executor

Michael L. Martin
Michael L. Martin, Co-Executor

Kimberly J. Schow
Kimberly J. Schow, Devisee

Michael L. Martin
Michael L. Martin, Devisee

James A. Martin
James A. Martin, Devisee

Deborah D. Rollins
Deborah D. Rollins, Devisee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Kimberly J. Schow and Michael L. Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **CO-EXECUTORS** of the Estate of Helen F. Martin, the within named bargainor, and she as such **CO-EXECUTORS** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this _____ day of June 1, 2018

5-17-21
My Commission Expires:

Notary Public

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE

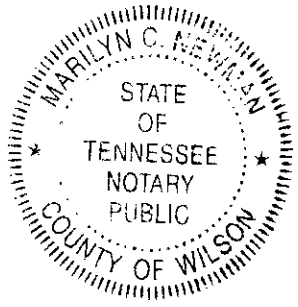
COUNTY OF WILSON

Personally appeared before me **Kimberly J. Schow, Michael L. Martin, James A. Martin and Deborah D. Rollins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2018.

Notary Public

My Commission Expires:



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122