WARRANTY DEED

Bill Garrett Davidson County
Batch# 103248 DEEDWARR
06/12/2018 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $995.30
20180612-0056148

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$269,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 8th day of June, 2018

Shauna Daniels
Notary Public
My Commission expires: 7/5/21
(Affix Seal)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Enchanted Development LLC	Finance of America Commercial, LLC	059-15-0-024.00
2308 Claylick Road	6230 Fairview Road Suite 300	
Whites Creek, TN 37189	Charlotte, NC 28210	

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, **Joann W. Martin, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Enchanted Developments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 6 on the plan of the Anderson Allen Land, as of record in Book 421, Page 17, Register's Office for said County, described as follows:

Beginning on the southerly margin of Moorman's Arm of Whites Creek Pike at the corner of Lot Nos. 6 and 7; thence with the line between said two lots south 7 1/2° East 18 poles to a point in the northerly line of Lot No. 3; thence with the line between Lot Nos. 3, 4, and 5 and 6 south 82° west 16.72 poles; thence northwardly 16.15 poles to the southerly margin of Moorman's Arm of Whites Creek Pike; thence with same northeastwardly 14.92 poles to the beginning, including but excluding therefrom 10 feet off the westerly side of Lot No. 6 intended to be used as a road leading to Lot No. 5; ALSO excluding .69 acres conveyed to Annie F. Martin by Georgia Allen Christmon and husband of record in Book 3027, Page 299, a one-third undivided interest in premises was inherited by Georgia Allen Christmon from Walter Allen, deceased, and a two-thirds undivided interest was conveyed to her by Deeds from Mattie Rutherford of record in Book 716, Page 642, as corrected by Deed from George Rutherford and wife, of record in Book 716, Page 753; from Verneda, Duncan and husband, of record in Book 975, Page 330; and from Sallie Bostick Allen Powell et al, of record in Book 2396, Page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Martin and wife, Joann W. Martin from Georgia Allen Christmon by Warranty Deed on July 3, 1968, of record in Book 4248, Page 496, Register's Office for Davidson County, Tennessee. The said James D. Martin having since died on May 9, 2011 leaving Joann W. Martin as surviving tenant by the entirety.

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

- Taxes and assessments for the year 2017 in the estimated amount of $2,218.76 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05915002400, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 17, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **629 Moormans Arm Road, Nashville, TN 37207**

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 June 8, 2018.

Joann W. Martin

Joann W. 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 **Joann W. 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 June 8, 2018

My commission expires 7/5/21

Shauna Daniels

Notary Public

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201806120056148