G#30841-2 BOX #14

Bill Garrett Davidson County
Batch# 103794 DEEDWARR
06/13/2018 09:00:51 AM 2 pgs
Fees: $13.00 Taxes: $817.70

20180613-0056609

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Sandra E. Zavala
Affiant

Subscribed and sworn to before me, this 11th day of June, 2018.

Notary Public
My commission expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sandra E. Zavala** | Peoples Homes Equity, Inc. | **13500022400** |
| **2309 Smith Springs Road** | 5205 Maryland Way, Suite 100 | |
| **Nashville, TN 37217** | Brentwood, TN 37027 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Christopher P. Martin and Alyssa Martin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sandra E. Zavala, unmarried woman**

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:

Land in Davidson County, Tennessee, being part of the Old Henry Burnett Place, not of record, and described according to a survey made by WM. C. Parrish, associates, Civil Engineers, dated September 28, 1963, as follows: Beginning at an iron pin in the southerly margin of Smith Springs Road, at the northwest corner of the property of WM. P. Givens; thence with the margin of said road, South 88 degrees 30' West 102.9 feet to an iron pin at the northeast corner of the H.G. Himes property; thence with the said Himes' easterly line along a fence South 1 degree 58' East 280.7 feet to an iron pin in another fence; thence with said fence, North 84 degrees 4' East 93 feet to an iron pin in another fence; thence with Givens' westerly line and along a fence, North 0 degrees 11' East 273.4 feet to the point of beginning.

Included in the description but excluded from this conveyance is certain property described in Warranty Deed of record in Book 8232, page 456, Register's Office for Davidson County, Tennessee.

Beginning at a point on the existing South right-of-way line of Smith Springs Road on the common line of Woods and Joseph Clark Adams, Jr., said point being 18.5 feet South of centerline survey station 46+05 and proceeding as follows:

1. Eastwardly with the existing South right-of-way line of Smith Springs Road a distance of 106 feet to a point on the common line of Woods and land dedicated for road right-of-way by Nashboro Village Company by the recording of a plan in Book 4660, page 85, R.O.D.C., Tennessee, said point being 17 feet South of centerline survey station 47+06; thence,

2. Southerly with said common line a distance of 8 feet to a point on the new right-of-way line of Smith Springs Road; thence,

3. Westwardly with a line 25 feet South of and parallel to the centerline and a 1624.61 foot radius curve to the left a distance of 68.96 feet; thence,

4. S89°37'44" W, 21 feet; thence,

5. With a 3470.68 foot radius curve to the right a distance of 16.0 feet to a point on the common line of Woods and Adams; thence,

6. Northwardly with the line between Woods and Adams a distance of 6.5 feet to the point of beginning and containing 770 square feet or 0.02 acres, more or less.

Being the same property conveyed to Christopher P. Martin, an unmarried man, and Alyssa N. Ubelhor, an unmarried woman, by Warranty Deed from Daryl King, an unmarried man, dated April 22, 2016, of record in Instrument No. 20160425-0039633, Register's Office for Davidson County, Tennessee. Christopher P. Martin and Alyssa N. Ubelhor have since married. Alyssa N. Ubelhor is now known as Alyssa Martin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2309 Smith Springs Road, Nashville, TN 37217.

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 in 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.

_____ Date: 6-11-18
Christopher P. Martin

Alyssa N. Ubelhor Martin Date: 6-11-18
Alyssa Martin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher P. Martin and Alyssa Martin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021