Bill Garrett Davidson County
Batch# 114893 DEEDWARR
07/11/2018 02:58:27 PM 2 pgs
Fees: $13.00 Taxes: $727.05
20180711-0067155

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$196,500.00** (One Hundred Ninety Six Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 9th day of July, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 04/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David Nowers, Jr. and Katlyn Gupton Nowers 3712 Grubbs Road Nashville, TN 37211	new owner	13307024600

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **BENJAMIN MARTIN AND REBECCA MARTIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID NOWERS JR. AND KATLYN GUPTON NOWERS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 31 on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin Martin, unmarried and Rebecca Arno, unmarried, as tenants in common with right of survivorship by deed from Roy L. Spencer and wife, Donna A. Spencer of record in Instrument No. 20140110-0002653, dated January 8, 2014 and recorded January 10, 2014, Register's Office for Davidson County, Tennessee. Benjamin Martin and Rebecca Arno now being married.

Being also known as 3712 Grubbs Road, Nashville, Tennessee 37211

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3712 GRUBBS ROAD** **NASHVILLE, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

LTSR No.

WITNESS, this 9th day of July, 2018

Benjamin Martin

Rebecca Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of July, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Benjamin Martin and Rebecca Martin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of July, 2018.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020