Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of July, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 119289 DEEDWARR
07/23/2018 01:56:08 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20180723-0071576

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 5508 Winn Avenue Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	091-01-0-120.00

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,

Michelle Martin, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Dean, Trustee of The 5508 Winn Avenue Trust

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 Lot No. 129, on the Plan of Section One, Urbandale, of record in Book 1835, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 129, which is a corner lot, fronts 57 feet on the northerly margin of Winn Avenue and fronts 66 feet on the easterly margin of Hite Street, said frontages being joined by a curve having a length of 31.42 feet, and extends back 77 feet on the northerly line and 86 feet on the easterly line to a point of intersection.

Being the same property conveyed to James A. Ashworth and wife, Michelle D. Ashworth by Warranty deed from Danny Hodges and wife, Connie L. Hodges of record in Book 8966, page 495, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on June 1, 1993. James A. Ashworth having since on _____, leaving Michelle D. Ashworth sole surviving tenant by the entirety. Micelle D. Ashworth having since remarried now being known as Michelle Martin. Subject property has never been the primary resident of the spouse of Michelle Martin.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5508 Winn Ave, Nashville, TN 37209.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of July, 2018.

Michelle Martin

Michelle Martin

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Michelle Martin

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 and official seal at Nashville, Tennessee this 13th day of July, 2018.

Notary Public

My Commission Expires: 5-5-19

(Notary Seal)