WARRANTY DEED

Bill Garrett Davidson County
Batch# 119673 DEEDWARR
07/24/2018 12:25:41 PM 2 pgs
Fees: $13.00 Taxes: $838.05

20180724-0072101

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$226,500.00.**

Amy Dieterle
Affiant

Subscribed and sworn to before me this 20 day of July, 2018.

RWalters
Notary Public
My Commission expires: 8.17.19
(Affix Seal)

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:
Jeffery Martinez	New Owner	022-00-0-195.00
5358 Swindle Road		
Nashville, TN 37189		

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, **Gregory F. Richardson, Trustee of The Knox Family Trust Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffery Martinez,** unmarried their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Resubdivision of Lot 2 of the David Wade Subdivision of record in Plat Book 6050, page 360, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gregory F. Richardson, Trustee of The Knox Family Trust Trust by Quitclaim Deed from Larry I. Trenary, dated July 18, 2018, filed for record on 7-24-18 in Instrument No. 20180724-0072100, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Larry I. Trenary and wife, Shirley J. Trenary by Warranty Deed from Joe L. Wall & H. Mike Suggs, d/b/a J & M Investments dated March 7, 1990, filed for record on March 12, 1990 in Book 8062, page 293, Register's Office for Davidson County, Tennessee and Quitclaim Deed to Larry I. Trenary and wife, Shirley J. Trenary from Joe L. Wall & H. Mike Suggs, d/b/a J & M Investments dated March 7, 1990, filed for record on March 12, 1990 in Book 8062, page 291, Register's Office for Davidson County, Tennessee. The said Larry I. Trenary was awarded all right, title and interest in the subject property in Final Decree of divorce from Shirley J. Trenary in Docket No. 90D-3520, in the Circuit Court for Davidson County, Tennessee. Also see Final Decree of divorce from Tina R. Hanvey Trenary in Docket No. 98D-876, in said Circuit Court.

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 2018, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 022-00-0-195.00.
- All matters as shown on the Plan of record in Plat Book 6050, page 360, Register's Office Davidson County, Tennessee.

This is improved property known as: **5358 Swindle Road, Whites Creek, TN 37189**

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 July 20, 2018.

The Knox Family Trust Trust

By: _____
Gregory F. Richardson, Trustee

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

On this 20th day of July, 2018 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gregory F. Richardson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained an who further acknowledged that he is the Trustee of The Knox Family Trust Trust and that he is authorized by The Knox Family Trust Trust to execute this instrument on its behalf.
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/21

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Return To:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206