Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

G#30958-8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 124769 DEEDWARR
08/06/2018 10:15:31 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20180806-0076854

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$775,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sara Zarnegar-Lumley and David George Lumley	**"New Owners"**	**Map 116-04-0 Parcel 036-01**
190 Kenner Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gerald E. Martin and Cynthia Ragan, husband and wife

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

Sara Zarnegar-Lumley and David George Lumley, wife and husband

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 the southerly 1/2 of Lot No. 26 on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, Page 100, and being designated as Lot B on the Map of a Resubdivision of Lot No. 26, Kenner Manor, as shown on the plan of record in Plat Book 3106, Page 60, Register's Office of Davidson County, Tennessee, described as follows:

SAID part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 133 feet on the northerly line and 130 feet on the southerly line to the westerly line of a 10 foot reserved strip on which it measures 50.08 feet.

Being the same property conveyed to Gerald E. Martin and Cynthia Ragan, husband and wife, by Deed dated July 2, 2007, from Walton Caldwell Akers and husband, William M. Akers, of record in Instrument No. 20070703-0079340, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Page 100, and Plat Book 3106, Page 60, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3932, page 723, Register's Office for Davidson County, Tennessee. 3) Joint Driveway Easement and Join Use and Maintenance Garage Easement of record in Book 4842, Page 959, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantees.

This is improved property, known as: **190 Kenner Avenue, Nashville, TN 37205**.

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 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 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 my/our hand(s) this **2nd** day of **August, 2018.**

Gerald E. Martin

Gerald E. Martin

Cynthia Ragan

Cynthia Ragan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gerald E. Martin and Cynthia Ragan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

