WARRANTY DEED

Bill Garrett Davidson County
Batch# 134552 DEEDWARR
08/29/2018 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20180829-0085434

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-22

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amritraj Patra and Guzel Shaginurova	Pinnacle Bank	114080C11700CO
(NAME)	(NAME)	
7277 Charlotte Pike, Unit 336	150 3rd Ave. South, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of David Houston Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amritraj Patra and Guzel Shaginurova,** 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:

Being Unit 113 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David H. Martin and wife, Auline Nix Martin by deed dated June 28, 2006 from NVR, Inc., a Virginia Corporation of record in Instrument No. 20060705-0080352, Register's Office for Davidson County, Tennessee. The said Auline Nix Martin died October 3, 2015 survived by her husband, David H. Martin who thereafter died testate. By Last Will and Testament probated in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 185588, the Executor, Derek David Martin, was authorized to sale said property.

unimproved ☐

This is improved ☑ property, known as 7277 Charlotte Pike, Unit 336, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 hands this 28th day of August, 2018.

The Estate of David Houston Martin

By: Derek David Martin, Executor

Derek David Martin, Executor

State of **Tennessee**

County of **Davidson**

Personally appeared before me on **28th** day of **August, 2018**, a notary public in and for the state and county aforementioned, **Derek David Martin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Executor** of **The Estate of David Houston Martin** and that **he** as **Executor** executed the foregoing instrument for purposes therein contained by **his** free act and deed.

Witness my hand and seal this the 28th day of August, 2018.

Notary Public **J. Dyke Tatum**

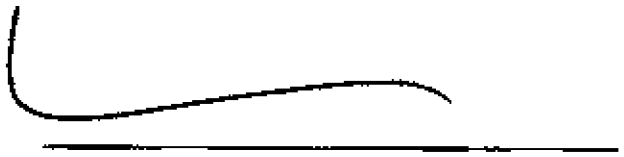
My Commission Expires: 5/3/2021

File No.: 18-Patra

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

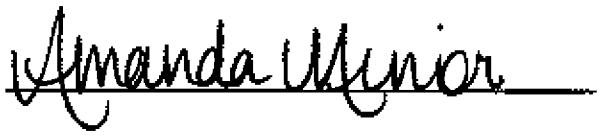
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

