Karen Y Johnson Davidson County
Batch# 148693 DEEDWARR
10/03/2018 03:19:36 PM 2 pgs
Fees: $13.00 Taxes: $4,680.50
20181003-0098366

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,265,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2018.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alissa Weaver Vito Quaranta	Pinnacle Bank	
1515 Beechwood Avenue	150 3rd Avenue South #900	117-04-0-026.00
Nashville, TN 37212	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON B. MARTIN AND JENNIFER D. MARTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISSA M. WEAVER, UNMARRIED AND VITO QUARANTA, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Westerly part of Lot No. 90 on the Plan of Belmont Land Company's Plan, of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50.2 feet on the South margin of Beechwood Avenue and extends back between parallel lines, along the Easterly margin of an alley, 188 feet to an alley in the rear, on which it measures 54.4 feet.

Being the same property conveyed to Jason B. Martin and Jennifer D. Martin, husband and wife by Warranty Deed from GMS 2010 Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20121017-0095158, Register's Office for Davidson County, Tennessee, dated October 10, 2012 and recorded on October 17, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1515 Beechwood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2018.

Jason B. Martin

Jennifer D. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason B. Martin and Jennifer D. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022