Karen Y Johnson Davidson County
Batch# 169096 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20181130-0116954

Prepared by:
Christopher D. Rogers
128 East Market Street
Johnson City, TN 37604
423-529-0404

DEED CREATING AN ESTATE BY THE ENTIRETIES

THIS DEED, made and entered into on this the 30 day of November, 2018, by and between **KRISTEN LEE BOONE**, Party of the First Part; and **MICHAEL RECE MARTIN**, Party of the Second Part;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the love and affection which the Party of the First Part holds for the Party of the Second Part, her husband, the Party of the First Part has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the Party of the Second Part, his heirs and assigns, an undivided one-half interest as tenant by the entireties in accordance with Tennessee Code Annotated Sec. 66-1-109, in the following described property, situate, lying and being in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 138, on the plan of Final Plat of Brookview Forest, Phase IV, Cluster Lot Option, as shown on plat of record in Instrument No. 20061107-0138639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Kristen Lee Boone, from David Russell Swan and Torrey Swan, husband and wife, by Warranty Deed dated December 18, 2017, of record in Instrument No. 20171220-0129690, Register's Office for Davidson County.

Map & Parcel 180 04 0B 133.00

DESCRIPTION TAKEN FROM PREVIOUS DEED.

TO HAVE AND TO HOLD said property, together with all the rights, privileges and appurtenances thereunto appertaining unto the Party of the Second Part, his heirs and assigns, as tenant by the entireties with the Party of the First Part, in fee simple.

It being the intention of this instrument to create an estate by the entireties between the parties to this instrument in the property heretofore set out in accordance with the provisions of Tennessee Code Annotated Sec. 66-1-109.

THE PARTY OF THE FIRST PART covenants with the Party of the Second Part, his heirs and assigns, that she is legally seized and possessed of said property; that she has a perfect right to convey the same; that the same is free and unencumbered, and the title to said property she will forever warrant and defend against the lawful claims and demands of all persons whomsoever.

THIS CONVEYANCE is subject to all restrictive covenants and easements, if any, of record.

And I, Michael Rece Martin, husband of Kristen Lee Boone, hereby join in this instrument as evidenced by my signature hereto for the purpose of consenting and assenting thereto.

IN TESTIMONY WHEREOF, said parties have hereunto set their hands and seals, this the day and year first above written.

Kristen Lee Boone

Kristen Lee Boone

Michael Rece Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the State and County mentioned, Kristen Lee Boone and husband, Michael Rece Martin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of November, 2018.

NOTARY PUBLIC

RAYMOND L COOMBS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-19-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in which property transferred, whichever is greater is $-0- which amount is equal to or greater than the amount which it would command at a fair and voluntary sale.

Kristen Lee Boone
Affiant

Subscribed and sworn to before me the 30th day of November, 2018.

NOTARY PUBLIC

RAYMOND L COOMBS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-19-20

NAME AND ADDRESS OF PROPERTY OWNER

NAME: Michael R. Martin and Kristen L. Boone

ADDRESS: 3541 Fair Meadows Dr.
Nashville, TN 37211

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES.

NAME: Michael R. Martin and Kristen L. Boone

ADDRESS: 3541 Fair Meadows Dr.
Nashville, TN 37211

THE PREPARER MAKES NO REPRESENTATION REGARDING THE DESCRIPTION OF, OR THE TITLE TO, THE PROPERTY PURPORTED OR INTENDED TO BE CONVEYED HEREBY AND ASSUMES NO RESPONSIBILITY FOR THE PROPER EXECUTION, DELIVERY, OR RECORDING OF THIS DOCUMENT. THE DESCRIPTION OF THE PROPERTY CONTAINED IN THIS DEED WAS PROVIDED TO THE DRAFTER BY THE PARTIES OR A THIRD PARTY. FAILURE TO RECORD THIS INSTRUMENT MAY JEOPARDIZE YOUR RIGHTS IN RELATION TO THE PROPERTY CONVEYED HEREIN.