Karen Y Johnson Davidson County
Batch# 179190 DEEDWARR
12/31/2018 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20181231-0126446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua L. Tharp 48 Nickleby Down Brentwood, TN 37027	New Owner	172-01-0A-055.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bobby L. Martin, Jr., Trustee of the Martin Family Revocable Trust, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joshua L. Tharp, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Revised Plan of Copperfield, of record in Book 6900, Page 555-559, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bobby L. Martin, Jr. Trustee for the Martin Family Revocable Trust by Warranty Deed dated 03/09/2001 from David Lunn Miller, unmarried of record in Instrument 200103130024013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 48 Nickleby Down, Brentwood, TN 37027

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 hand(s) this the 24 day of December, 2018.

Bobby L. Martin, Jr., Trustee for the Martin Family Revocable Trust

Bobby L. Martin

Bobby L. Martin, Jr., Trustee

STATE OF Arkansas

COUNTY OF Benton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bobby L. Martin, Jr., Trustee of the Martin Family Revocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of December, 2018.

Dana K Floyd

Notary Public

My Commission Expires: 3-22-2021

(SEAL)

Dana K. Floyd
Notary Public
Commission No. 12381672
Benton County, Arkansas
Commission Expires 3-22-2021

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019