Return To: 18-2045
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **290,000.00**.
Karen Johnson Davidson County Batch# 187800 **DEEDWARR** 01/24/2019 10:28:21 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20190124-0006944	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/18/2019** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2045

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Martin	**SWBC Mortgage, ISAOA, ATIMA**	**095-01-0-047**
(NAME) **2003 June Drive**	(NAME) **213 Overlook Circle, Suite A-4**	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) **Brentwood, TN37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Martin and wife Rachel Martin,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Martin, unmarried man,** 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 Counly, Tennessee. being Lot No. 177 on the Plan of Section Three, Donelson Hills, as of record in Book 2330, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Michael Martin, unmarried by Warranty Deed dated September 30, 2016 from Stephen L. Pruitt, a single man, recorded October 13, 2016, in Instrument Number 20161013-0108156, in the Register's Office of Davidson County,

Tennessee. Michael Martin purchased the property unmarried and has since married. Rachel Martin spouse of Michael Martin, hereby joins in the conveyance to relinquish her marital and any and all rights to the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2003 June Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **January,2019**

Michael Martin

Rachel Martin

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael Martin and Rachel Martin**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **January, 2019**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY