Karen Johnson Davidson County
Batch# 202125 DEEDWARR
03/06/2019 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $17,020.00
20190306-0020242

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34611-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,600,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2019. Notary Public My Commission Expires: 5/3/21

JAMES BACHUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Shannon Martin, Charles N. Martin 4414 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 144 06 0 007 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Rodes Hart, Jr., as to a 70% undivided interest and Page Hart, as to a 30% undivided interest, as tenants in common**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Shannon Martin and Charles N. Martin, wife and husband** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4414 Chickering Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of 1st day of March, 2019.

H. Rodes Hart, Jr.

Page Hart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. Rodes Hart, Jr. and Page Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2019.

Notary Public

My Commission Expires:
5/3/21

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plat of Resubdivision of the South Part of Block "I" in the Belle Meade Second Subdivision, as of record in Book 974, page 12, Register's Office for Davidson County, Tennessee described according to a survey by Robert M. Searson Surveyor License Number 1666, dated April 7, 2000, as follows:

Beginning at an iron pin in the northeast margin of Chickering Lane the common corner of Starkey Duncan property and property of W. Gregory Quick and wife; thence with the Quick line north 40 degrees 59 minutes east 422.00 feet to the southwesterly corner of the property conveyed by Starkey Duncan and wife, to Willis S. Graham and wife by deed of record in Book 4427, page 761, said Register's Office; thence South 49 degrees, 15 minutes 05 seconds East 290.81 feet to the southeasterly corner of said property conveyed by Starkey Duncan and wife to Willis S. Graham and wife; thence south 40 degrees 46 minutes 47 seconds West 489.57 feet to an iron pin in the easterly margin of Chickering Lane and thence with the east margin of Chickering Lane North 36 degrees 15 minutes, 59 seconds West 300 feet to the point of beginning.

Being the same property conveyed to H. Rodes Hart, Jr. and Page Hart, by deed dated May 15, 2000 from Howard LaDon Baltimore and wife, Anita W, Baltimore, of record in Instrument No.20000524-0051942, Register's Office for Davidson County, Tennessee. H. Rodes Hart, Jr. and Page Hart conveyed their interest to James C. Gooch, who conveyed a 62.5% undivided interest in and to said property to H. Rodes Hart Jr., as a tenant in common and a 37.5 % undivided interest in and to said property to Page Hart by deed dated November 6, 2009 of record in Instrument No. 20091116-0105039, Register's Office for Davidson County, Tennessee. Page Hart conveyed unto H. Rodes Hart Jr., 20% of her right title and interest in subject property, by Quitclaim Deed dated June 16, 2015, of record in Instrument No. 20150617-0057669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 144 06 0 007 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 144 06 0 007 00.
3. All matters appearing on the Plan of record as Book 974, page 12, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5832, page 952, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

