WARRANTY DEED

Karen Johnson Davidson County
Batch# 205912 DEEDWARR
03/14/2019 10:21:48 AM 2 pgs
Fees: $13.00 Taxes: $1,343.10

20190314-0023386

File No. TE0004921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret C. Martin	New Owner	073-08-0-030.00
(NAME)	(NAME)	
2918 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Richard Mainegra and wife Sherri Joyner Mainegra,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Clare Martin, Unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 36 and the southerly 25 feet of Lot No. 37 on the unrecorded Map of Sunset View Subdivision, and described according to a copy of a survey thereof, dated May 2, 1959, by Anthony Papuchia, Surveyor, and is as follows:

Beginning at a point in the northeasterly margin of McGavock Pike, 25 feet north of the corner of Lot Nos. 36 and 37; thence northeasterly parallel to the line between said Lots, 346.3 feet to a point in the centerline of Old McGavock Pike; thence southeasterly 56.6 feet to a point; thence easterly 168 feet more or less to the low water mark of the Cumberland river, thence up said river, southeasterly 68 feet more or less, to a corner of Lots 35 and 36; thence with the line between said Lots, southwesterly 511 feet more or less, to the east margin of McGavock Pike; thence with the margin of said McGavock Pike, northwesterly 125 feet, more or less, to the point of beginning.

Being the same property conveyed to Richard Mainegra and wife, Sherri Joyner Mainegra by Quitclaim Deed from Richard Mainegra and Sherri Joyner Mainegra (formerly known as Sherri Joyner) of record in Instrument No. 20090618-0056661 Register's Office for Davidson County, Tennessee, dated June 12, 2008 and recorded on June 18, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2918 McGavock Pike, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 hand this 7th day of March, 2019.

Richard Mainegra

Sherri Joyner Mainegra

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 Richard Mainegra and Sherri Joyner Mainegra, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of March, 2019.

Notary Public

My commission expires: 9-8-22

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY