THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520480

Karen Johnson Davidson County
Batch# 237692 DEEDWARR
06/03/2019 11:37:24 AM 2 pgs
Fees: $13.00 Taxes: $1,887.18

20190603-0052522

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,050.00.

Grant Michael Gardner
Affiant

Subscribed and sworn to before me, this29th day of May, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant Michael Gardner and Megan Kerrigan Gardner 101 Harding Road Court Nashville TN 37205	New Owner	Tax Parcel ID No. 129-08-0-076.00

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, **Colt W. Martin and Amy Martin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Grant Michael Gardner and Megan Kerrigan Gardner, husband and wife**, ("Grantees"),their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Warner Park Valley Section 1, of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COLT W. MARTIN and AMY MARTIN, husband and wife, by deed from DOROTHY L. GILLESPIE, of record in Instrument No. 20160531-0054117, dated May 24, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 129-08-0-076.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3640, page 40, as amended in Book 3577, page 511, and Book 3702, page 465, said Register's Office.

This is improved property located at 101 Harding Road Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 29th day of May, 2019.

Colt W. Martin

Amy Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colt W. Martin and Amy Martin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2019.

Notary Public

My Commission Expires: _____

