Karen Johnson Davidson County
Batch# 238824 DEEDWARR
06/05/2019 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190605-0053512

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public
My commission expires: 1/3/22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justus Christina Martin	New Owner	**08304016300**
2509 Carter Avenue		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tempie Eschbach, Ralph E. Barnes, and Chad D. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justus Christina Martin, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 37 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edwin L. Barnes and wife, Virginia R. Barnes, by Warranty Deed from James G. DeLacey and wife, Evelyn Y. DeLacey, dated December 17, 1958, of record in Book 2860, page 313, Register's Office for Davidson County, Tennessee. Edwin L. Barnes died on or about February 3, 1991, leaving Virginia R. Barnes the sole surviving tenant by the entirety. Virginia R. Barnes died on or about August 17, 2018, leaving Tempie Eschbach, Ralph E. Barnes, and Chad D. Barnes as her sole heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20190430-0039998 and 20190605005351 1, Register's Office for Davidson County, Tennessee. Subject property has never been the principal residence for said Grantors not any of their heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 4016, page 819, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2509 Carter Avenue, Nashville, TN 37206.

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 in 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.

Tempie Eschbach Date: 06/03/19
Tempie Eschbach

Ralph E. Barnes Date: 6-3-19
Ralph E. Barnes

Chad D. Barnes Date: 6-3-19
Chad D. Barnes

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tempie Eschbach and Ralph E. Barnes and Chad D. Barnes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2019.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm'n Exp. November 30, 2020
COUNTY OF SUMNER