Karen Johnson Davidson County
Batch# 246888 DEEDWARR
06/21/2019 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190621-0060110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$265,000.00** (Two Hundred Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 12th day of June, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/31/2020

(NOTARY SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
1st First Avenue South, Suite 200
Franklin, TN 37064
File # 254277

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Colt William Martin and Amy Kristin Martin 5116 Hilson Road Nashville, TN 37211	New Owner	16107001900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **PATSY L. NORMAN, EXECUTRIX OF THE ESTATE OF MARGARET E. NORMAN AND RICHARD E. NORMAN, JR. AND PATSY L. NORMAN, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **COLT WILLIAM MARTIN AND AMY KRISTIN MARTIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 29 on the Plan of Section II, McMurray Woods, as of record in Book 3300, Page 17, Register's Office for said County.

Said Lot fronts 140 feet on the north side of Hilson Road and runs back 287.9 feet on the west line and 288.8 feet on the east line to a dead line in the rear, which is a broken line on which it measures 140.2 feet.

Being the same property conveyed to Margaret E. Norman by deed from Mary S. Norman, a widow, of record in Book 8784, Page 924, dated August 6, 1984 and recorded November 13, 1992, Register's Office for Davidson County, Tennessee. The said Margaret E. Norman having since died testate, December 28, 2018 and by her Last Will and Testament filed as Probate File No. 19-P403 in the Seventh Circuit for Davidson County, Tennessee Probate Division, subject property was devised to Richard E. Norman, Jr. and Patsy L. Norman.

Being also known as 5116 Hilson Road, Nashville, Tennessee 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) **UN**IMPROVED	Property known as: **5116 HILSON ROAD** **NASHVILLE, TN 37211**

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019055235

WITNESS my hands this 10th day of June, 2019.

Estate of Margaret E. Norman

By: Patsy L. Norman, Executrix for the Estate of Estate of Margaret E. Norman

Richard E. Norman, Jr. Individually and Beneficiary under the Will of Margaret E. Norman

Patsy L. Norman, Individually and Beneficiary Under the Will of Margaret E. Norman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Patsy L. Norman**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Margaret E. Norman, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Margaret E. Norman by Patsy L. Norman, Executrix.

Witness my hand and official seal on this the 10th day of June, 2019.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard E. Norman, Jr. and Patsy L. Norman**, 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 and official seal this 10th day of June, 2019.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2019055235

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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