WARRANTY DEED

Karen Johnson Davidson County
Batch# 249757 DEEDWARR
06/27/2019 03:09:03 PM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20190627-0062657

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-RMX-19-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J. Craig Martin and Angela Martin	same owner	
(NAME)	(NAME)	**025-11-0-006.00**
850 Loretta Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLY A. HUDSPETH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **J. CRAIG MARTIN AND ANGELA MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract No. 1: A tract of land in the 10th Civil District of Goodlettsville, Tennessee, and being Parcel "A" shows reserved and not an individual building site on a Plat of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee, of Ranchwood Estates, Section I and the adjoining tract in a southerly position on said Parcel "A" and also shown as a reserve and not an individual site on said plat, and also the tract of land to the west of said which is parcel ' F" . Said three tracts are described as follows: BEGINNING at a point on the westerly side of Shevel Drive at a corner to Lot No. 39; thence following said Shevel Drive in a southeasterly direction 199.02 feet to a concrete marker; thence around a curve on Dora Drive a distance of 36.63 feet to a concrete monument; thence following the margin of Dora Drive, both according to said plat and according to a survey made by William Collier Parrish Associates, Civil Engineers in August, 1963, a distance of 188.67 feet to a concrete monument and thence continuing on with projected margin of Dora Drive 187 12 feet more or less to a point; thence North 42 deg. 45' West, 230 feet to a point; thence North 49 deg. 33' east 175 feet more or less, to the corner of parcel "A" according to said Plat; thence North 46 deg. 19' West, 30.18 feet to a point; thence South 49 deg. 33' west 8.98 feet to a point; thence North 40 deg. 27' west 30 feet to a concrete monument and a corner of Lot No. 39; thence with the line between Parcel "A" and Lot No. 39, 198.25 feet to the point of beginning.

Tract No. 2: A tract of land in the 10th Civil District being a tract of land fronted on the northerly area by Ranchwood Estates, Section III, and on the easterly side by Ranchwood Estates Section I, and more particularly described according to a survey by William Collier Parrish Associates, Civil Engineers, in August, 1963, as follows: BEGINNING at a point. the same being the southeast corner of Lot No. 42 of Ranchwood Estates Section III as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, thence with the back line of Lots 40 and 39 of Ranchwood Estates Section I, south 40 deg. 27' east 371.20 feet to the corner of Parcel " A" ; thence south 40 deg. 27' east 30 feet to a point; thence north 49 deg. 33' east 9.98 feet to a point; thence south 46 deg. 19' east 30.18 feet to a point; thence south 49 deg. 33' west 175 feet more or less to a point; thence south 42 deg. 45' east 230 feet to the margin of Dora Drive; thence south 47 deg. 15' west 282.49 feet to a point; thence with a curve with a radius of 875 feet 277.51 feet to a point; thence leaving said Dora Drive, north 60 deg. 55' west, 315 feet to a point; thence south 29 deg. 15' west 602 feet to a point; thence north 86 deg. 56' west 85 feet to a point; thence north 52 deg. 40' west 524.74 feet to a point; thence north 70 deg. 51' west 107.66 feet to a point, North 85 deg. 49' west 216.8 feet to a point and the corner of Lot No. 67, Ranchwood Estates, Section III; thence with a line between this tract and the southerly margin of Lots in Ranchwood Estates Section III, as follows: north 46 deg. 11'east 532.18 feet to a point, north 10 deg. 21'east 156.25 feet to a point, south 64 deg. 31' east 240.20 feet to a point, south 55 deg. 51' east 225.49 feet to a point; north 87 deg. 2' east 219.73 feet to a point, north 46 deg. 18' east 246.15 feet to a point, north 3 deg. 53' west, 408. 93 feet to a point, north 63 deg. 35' 299.69 feet to the point of beginning and containing 21 acres, more or less.

Being the same property conveyed to Holly A. Hudspeth, an unmarried woman by Warranty Deed from Jerry

Anne Filson of record in Instrument No. 20060721-0088225 Register's Office for Davidson County, Tennessee, dated July 20, 2006 and recorded on July 21, 2006.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee.
- Private sewer line easement of record in Instrument Number 20030731-0108900, in the Register's Office for Davidson County, Tennessee.
- Subject to a TVA Transmission Line Easement, 100 feet in width to the United States of America crossing part of the property.
- Water line easement and drainage easement to Madison Suburban Utility District of record in Instrument Number 20021028-0131675, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **302 Shevel Drive, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel cf 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. 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/our hand(s) this the 26th DAY OF JUNE, 2019.

Holly A. Hudspeth by Joseph Lackey, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH LACKEY, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HOLLY A. HUDSPETH, and who acknowledged he/she/they executed the same as the free act and deed of the said HOLLY A. HUDSPETH.

Witness my hand and official seal, this the 24th of June, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212