Karen Johnson Davidson County
Batch# 260448 DEEDWARR
07/22/2019 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20190722-0071829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

(Affiant)

Sworn to and subscribed before me this 22nd day of July, 2019.

Notary Public

My commission expires: July 16, 2020

QUINDAL EVANS SEGALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Chandler E. Martin and Maria Martin	**Chandler E. Martin and Maria Martin**	
(NAME)	(NAME)	**119-10-0-133**
2730 Druid Drive	**2730 Druid Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37210**	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lee Thomson and wife, Mary Thomson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chandler E. Martin and Maria Martin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 47 on the Plan of Hidden Acres, of record in Book/Page 1130/89, Register's Office for said county.

Said Lot Number 47 fronts 75 feet on the east side of Druid Drive and runs back between lines, 147.6 feet on the northerly line and 147.3 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Lee Thomson and wife, Mary Thomson by Deed dated October 31, 2012 from Teresa L. Warren, recorded November 5, 2012, in Instrument Number 20121105-0101941, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record,

(3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all items shown on the plan of record of record in Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee.

2. Subject to spousal rights, if any, not conveyed by deed of record in Instrument No. 20121105-0101941, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of July, 2019.

Lee Thomson by Mary Thomson (SEAL)
Lee Thomson by Mary Thomson, his Attorney-In-Fact
his Attorney-in-Fact

Mary Thomson (SEAL)
Mary Thomson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2019, before me personally appeared Mary Thomson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Signature
My commission expires: July 6, 2020

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2019, before me personally appeared Mary Thomson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same for the purposes contained therein and who further acknowledged that she is the attorney-in-fact of Lee Thomson and is authorized by Lee Thomson to execute this instrument on behalf of Lee Thomson.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Signature
My commission expires: July 6, 2020

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Susan B. Evans, 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.

Susan B. Evans
Signature

Personally appeared before me, Quindal Evans Segall, a notary public for this county and state, Susan B. Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: July 6, 2020
Notary's Seal

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Quin Evans Segall, 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.

Quin Evans Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather R Hunter, a notary public for this county and state, Quin Segall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: July 24, 2022

Notary's Seal (If on Paper)