WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF ~~Davidson~~ SUMNER (DP)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 5th day of ~~August~~ September, 2019. (DP)

Notary Public

COMMISSION EXPIRES: 11-30-2020

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 280863 DEEDWARR
09/05/2019 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190905-0089684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Hai Nguyen	New Owner	102 08 0 074.00
(NAME)	(NAME)	
6617 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William C. Martin III, Trustee of The Martin Living Trust u/a/d February 17, 2011,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Hai Nguyen,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 82 on the Plan of Horton Heights, Section II, as of record in Book 1835, Page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 90 feet on the southerly side of Charlotte Pike and extends back between lines 245 feet on the easterly side and 246.7 feet on the westerly side to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to William C. Martin, III and Barbara J. Martin, Trustees, or their successors in trust under the Martin Revocable Living Trust dated February 17, 2011 by Deed dated February 17, 2011 from William C. Martin, III, a married man, recorded May 17, 2011, in Instrument Number 201105170037537, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The property did not constitute the primary residence of the Grantor and was for investment purposes only and the Grantee will use property for investment purposes only

This is Improved property, known as 6617 Charlotte Pike (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37209 (Postal Zip)

File No.: 373-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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 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 GRANTEES, their heirs, successors 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 our hands this 30th day of August, 2019.

The Martin Living Trust, u/a/d February 17, 2011

By: William C. Martin, III, by Ernest D Bennett, III, Agent & Atty.-in-Fact

William C. Martin, III. Trustee, by
Ernest D. Bennett, III, Agent and
Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ernest D. Bennett, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the delegated Agent and attorney-in-fact for William C. Martin, III, Trustee of The Martin Revocable Trust u/a/d February 17, 2011, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so for and on behalf of said bargainor pursuant to the delegated authority provided by said Trustee pursuant to a recorded Power of Attorney, and that he executed the foregoing instrument as his free act and for the purposes therein contained, being duly authorized so to do..

In Witness Whereof, I have hereunto set my hand and official seal on August 30, 2019.

Commission Expires: 

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

