WARRANTY DEED

Karen Johnson Davidson County
Batch# 283767 DEEDWARR
09/10/2019 03:50:31 PM 2 pgs
Fees: $13.00 Taxes: $2,808.30

20190910-0091590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 07-05-2021
(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Larry B. Martin and Jane Hope Martin 1904 Beech Avenue Nashville, TN 37203	new owners	105-10-0-031.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sarah Ann Ortkiese, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Larry B. Martin and Jane Hope Martin, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the South 50 feet of the North 150 feet, more or less, of Lot Number 6 on the Map of the Waverly Land Co. plan called "WAVERLY PLACE" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the East side of Beech Street and extends back 177 feet, more or less, on the North line and 175 feet, more or less, on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Wayne Johnson and Erin Johnson by Warranty Deed from Ryan A. Miller, married, dated 07/26/2012 and recorded 08/03/2012, of record in Instrument No. 20120803-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Ann Ortkiese by Warranty Deed from Wayne Johnson and Erin Johnson, husband and wife, dated 09/22/2017 and recorded 10/02/2017, of record in Instrument No. 20171002-0100467, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-C-19-1904

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1904 Beech Avenue, Nashville, TN 37203

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 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 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 4th day of September, 2019.

Sarah Ann Ortkiese

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sarah Ann Ortkiese, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 4th of September, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)