Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Melanie J. Gowdy
305 Kottas Place
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 293731 DEEDWARR
10/01/2019 10:18:37 AM 2 pgs
Fees: $13.00 Taxes: $947.20
20191001-0099815

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 136050A01300CO

WARRANTY DEED

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, **Amber L. Martinez and Leoncio Martinez-Cortez, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melanie J. Gowdy, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 13 on the plan of Bayview Estates, Phase One, First Revision, A Planned Unit Development of record in Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amber L. Martinez and Leoncio Martinez-Cortez, wife and husband by Quitclaim Deed from Amber Martinez, married dated February 11th 2013 and recorded on February 20th 2013 of record in Instrument No. 20130220-0016839 in the Register's Office for Maury County, Tennessee. Further being the same property conveyed to Amber Martinez, married by Warranty Deed from Michael J. Johnson and wife, Neely N. Johnson dated May 6th 2009 and recorded on August 12th 2009 of record in Instrument No. 20090812-0076102 in the Register's Office for Maury County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 305 Kottas Place, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 25th day of September, 2019.

_____(SEAL)
Amber L. Martinez

_____(SEAL)
Leoncio Martinez-Cortez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2019, before me personally appeared Amber L. Martinez and Leoncio Martinez-Cortez, 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 25th day of September, 2019.

_____
Notary Signature
My commission expires:

GREG BETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $256,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of September, 2019.

_____
Notary Public
My commission expires:_____
File No. 19-574

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022