Karen Johnson Davidson County
Batch# 312132 DEEDWARR
11/06/2019 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20191106-0114724

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Dorothy R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Virgil Martin and wife, Dorothy R. Martin	NEW OWNER	Map: 10901001300
(NAME)	(NAME)	
856 Norwalk Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH KAY BUXTON, EXECUTRIX OF THE ESTATE OF HAROLD HEBERT MCINTURFF AKA HAROLD HEABERT MCINTURFF,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VIRGIL MARTIN AND WIFE, DOROTHY R. MARTIN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 96 on the Plan of Larchwood, Section 2, as shown by plat of record in Plat Book 5200, Pages 207 and 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold H. McInturff and wife, Gloria O. McInturff, by deed from Jason Hise and wife, Shana Hise, of record in Instrument No. 20051202-0145138, dated December 1, 2005, Register's Office for said County. The said Gloria O. McInturff died December 19, 2010 and title vested in Harold H. McInturff as surviving tenant by the entirety. The said Harold H. McInturff died testate on August 16, 2019, and the Will was admitted to Probate as Probate No. 19P1609 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executrix of the Estate of Harold Hebert McInturff aka Harold Heaburt McInturff pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 19P1609.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 207 and 208, said Register's Office; (3) Charter for Homeowner's Association of record in Book 6391, Page 434, said Register's Office; (4) Quitclaim Deed of common areas to HOA of record in Book 6323, Page 670 and Book 7440, Page 30, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easements to Metropolitan Government of Nashville and Davidson Co. of record in Book 4868, Page 616, Book 5569, Page 99, Book 5626, Page 833, Book 5728, Page 449, Book 5728, Page 453, Book 6434, Page 906 and Book 6592, Page 370, in the Register's Office for Davidson County, Tennessee; (6) Easement for Water Mains and Taps to Metropolitan Government of Nashville and Davidson Co. of record in Book 5626, Page 823 and Book 5728, Page 472, in the Register's Office for Davidson County, Tennessee; (7) Easement for Sewer and Drainage to Metropolitan Government of Nashville and Davidson Co. of record in Book 5699, Page 230 and Book 6434, Page 906, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5479, Page 443, amended in Book 5681, Page 532, Book 5688, Page 696, Book 5773, Page 797, Book 6011, Page 130, Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 7434, Page 620, Book 7792, Page 540, Book 8032, Page 432 and Book 9827, Page 12, Book 6299, Page 166, amended in Book 6301, Page 96, Book 6391, Page 459, Book 6873, Page 939 and Book 7271, Page 342, said Register's Office.

Harold H. McInturff, Harold Hebert McInturff and Harold Heabert McInturff being one and the same person.

unimproved ☐
This is improved ☒ property, known as 304 Conifer Pl., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of November, 2019.

The Estate of Harold Hebert McInturff aka Harold Heabert McInturff

BY: Deborah Kay Buxton
Deborah Kay Buxton
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Deborah Kay Buxton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executrix of The Estate of Harold Hebert McInturff aka Harold Heabert McInturff the within named bargainer, and that he/she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of November, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.