Karen Johnson Davidson County
Batch# 330588 DEEDWARRSP
12/16/2019 03:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20191216-0129663

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Cheryl Green Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2019.

Shelia Janeece Griggs
Notary Public

MY COMMISSION EXPIRES: June 4, 2022
(AFFIX SEAL)

SHELIA JANEECE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-152

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yolanda Torres Martinez	Same as Owner	147-12-0-096
(NAME) 708 Candlecreek Way	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cheryl Green Andrews and Franklin Synergy Bank, Co-Trustees of The Charles F. "Andy" Andrews Marital Trust** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Yolanda Torres Martinez** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").:

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2020 and subsequent years, a lien not yet due and payable, (2) utility, sewer, drainage, and other easements of record, and (3) all covenants, bylaws, restrictions, declarations, and easements of record (the "**Permitted Exceptions**"):

This is improved property located at 4706 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their successors and assigns, to warrant and

forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantors, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed as of the ~~16th~~ 13th day of December, 2019.

GRANTOR:

The Charles F. "Andy" Andrews Marital Trust

By: Cheryl Green Andrews, Co-Trustee
Cheryl Green Andrews, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Cheryl Green Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Co-Trustee of The Charles F. "Andy" Andrews Marital Trust, and being duly authorized, executed the foregoing instrument on behalf of said Trust for the purposes contained therein.

WITNESS my hand, at office, this 13th day of December, 2019.

SHELIA JANEECE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

Notary Public

My Commission Expires: June 4, 2022

[signatures continue on the following page]

GRANTOR:

The Charles F. "Andy" Andrews Marital Trust

By: Franklin Synergy Bank, Co-Trustee

By: Gina King
Name: Gina King
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Gina King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he is the Co-Trustee of Franklin Synergy Bank, Co-Trustee of The Charles F. "Andy" Andrews Marital Trust, and being duly authorized, executed the foregoing instrument on behalf of said Trust for the purposes contained therein.

WITNESS my hand, at office, this 16 day of December, 2019.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of Tom C. Lamb Subdivision Section 4 as of record in Plat Book 4675, Page 151. SAID Lot No. 8 fronts 30.29 feet on the Easterly side of Nolensville Road and extends back between lines 171.33 feet on the North line and 167.44 feet on the South line to a dead line in the rear on which it measures 30.43 feet.

Being the same property conveyed to Charles Frank Andrews, Jr., and wife, Carolyn Picard Andrews, by Warranty Deed from Tom C. Lamb, of record in Book 4930, Page 986, in the Register's Office of Davidson County, Tennessee, dated July 1, 1975, and recorded on July 11, 1975.

Being the same property devised to The Charles F. "Andy" Andrews Revocable Living Trust (executed November 20, 2015), by the Last Will and Testament of Charles F. "Andy Andrews, of record in Instrument No. 20180622-0060220, in the Register's Office of Davidson County, Tennessee, dated November 20, 2015, and recorded on June 22, 2018.

Being the same property conveyed to Cheryl Green Andrews and Cumberland Trust & Investment Company (now known as Cumberland Trust) as Co-Trustees of The Charles F. "Andy" Andrews Marital Trust, by Quitclaim Deed from Cheryl Green Andrews as Trustee of The Charles F. "Andy" Andrews Revocable Living Trust (executed November 20, 2015), of record in Instrument No. 20181004-0098493, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018, and recorded on October 4, 2018.

Being the same property conveyed to Cheryl Green Andrews and Franklin Synergy Bank, as Co-Trustees of The Charles F. "Andy" Andrews Marital Trust by Quitclaim Deed from Cheryl Green Andrews and Cumberland Trust & Investment Company (now known as Cumberland Trust) as Co-Trustees of The Charles F. "Andy" Andrews Marital Trust, of record in Instrument No. 20190718-0070439, in the Register's Office of Davidson County, Tennessee, dated July 3, 2019, and recorded on July 18, 2019.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 16 day of December, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-21