Karen Johnson Davidson County
Batch# 334619 DEEDWARR
12/26/2019 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20191226-0133230

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

#35188

ADDRESS NEW OWNER:
Caitlyn Woodside & Coleman Harris
2317 Sweetwood Road
Nashville, TN 37214

SEND TAX BILL TO:
Acopia, LLC
206 Northfield Blvd
35188 Suite 100
Goodlettsville, TN
37072

MAP/PARCEL 095-03-0-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara M. Liddle,** sole heir at law to the Estate of Luther Grover Martin, Jr., **hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Coleman Harris, an unmarried man, and Caitlyn Woodside, an unmarried woman, as joint tenants with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129, on the Map of Merry Oaks, shown by plat of record in Plat Book 1835, Page 67, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the south margin of Sweetwood Road at the corner of Lot Nos. 128 and 129; thence with the line between said lots, southerly 219.4 feet to the corner of Lot No. 149; thence with the line between Lot Nos. 129 and 149, westerly 83 feet to the corner of Lot No. 130; thence with the line between Lot Nos. 129 and 130, northerly 218 feet to the south margin of Sweetwood Road; thence with the margin of the same easterly 83 feet to the point of beginning.

Being the same property conveyed to L. G Martin, Jr. and wife, Mary H. Martin by Deed from McFarland Heights, Inc., dated August 20, 1950 and recorded August 30, 1950 in Book 1879, Page 409, Register's Office of Davidson County, Tennessee.

Mary H. Martin having since died on May 27, 1981. Barbara Liddle is the sole heir at law as shown by the Affidavits of Heirship, dated November 8, 2019 and of record in Instrument Nos. 201912260133228 **and** 201912260133229**, Register's Office for Davidson County, Tennessee. Luther Grover Martin, Jr. dies September 19, 1998. L. G. Martin, Jr. and Luther Grover Maertin, Jr. are one and the same person.**

This is improved property known as: **2317 Sweetwood Road, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

Possession to be given 23rd day of December, 2019.

WITNESS MY HAND on this the 23rd day of December, 2019

Barbara M. Liddle

Barbara M. Liddle

STATE OF TENNESSEE
COUNTY OF Davidson ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Barbara M. Liddle and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of December, 2019.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 05-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

Eileen K. Hughes

AFFIANT

Subscribed and sworn to before me this the 23rd day of December, 2019.

Ashley H. Osborne

NOTARY PUBLIC

My Commission Expires: _____

ASHLEY H. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

File No: 190698

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

