Karen Johnson Davidson County
Batch# 341269 DEEDWARR
01/09/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20200109-0003411

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration **or value, whichever is** greater, for this transfer **is $80,000.00.**

Affiant

Subscribed and sworn **to before me, this the 3rd** day of January, 2020.

Notary Public

My commission **expires:** 5-3-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Fatherland District, GP	New Owner	08313012900
129 South 11th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTIN CORNER, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATHERLAND DISTRICT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 89 and the westerly 40 feet of the southerly 60 feet of Lot 90 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan is described as follows:

Said part of the Lot No. 89 fronts 60 feet on the easterly side of South 11th Street, formerly Smith Avenue, and together with part of Lot No. 90 runs back between parallel lines, with the northerly margin of Lillian Street, 90 feet to a proposed 10 foot alley.

Being the same property conveyed to Martin Corner, G.P., a Tennessee General Partnerhip by Warranty deed from William L. Martin, Jr, unmarried of record in Instrument No. 20131008-0105825 Register's Office for Davidson County, Tennessee, dated October 8, 2013 and recorded on October 8, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 307 South 11th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of January, 2020.

Martin Corner, G.P., a Tennessee General Partnership
by: Martin Corner, LLC

By: _____
Mark K. Sanders, Manager

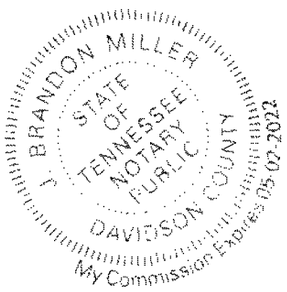
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark K. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Martin Corner, LLC, a Florida limited liability company, voting partner of Martin Corner, G.P., a Tennessee general partnership, the within named bargainor, and as such Manager, being authorized to so do, executed the foregoing instrument for the purposes therein continued by signing the name of Martin Corner, G.P., a Tennessee general partnership.

Witness my hand and seal this 3rd day of January, 2020.

_____
Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

