Karen Johnson Davidson County
Batch# 347688 DEEDWARR
01/23/2020 11:25:08 AM 2 pgs
Fees: $13.00 Taxes: $1,550.30

20200123-0008424

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Robert Martin and Laura Christine Martin and Karen F. Smith. joint tenants with the right of survivorship	SAME AS NEW OWNER (NAME)	
2977 Greer Road (ADDRESS)	(ADDRESS)	011-00-0-222.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ben the Builder, LLC, a Tennessee Limited Liabilty Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kyle Robert Martin and Laura Christine Martin and Karen F. Smith. joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT #3-5.01 ACRES: BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, ON THE SOUTHWEST SIDE OF GREER ROAD, AND BEING A PORTION OF THE PROPERTY OF RECORD IN DEED BOOK 6823, PAGE 245, DEED BOOK 4910, PAGE 554, AND DEED BOOK 4544, PAGE 136, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; SEE TAX MAP 11, PARCEL 92.00; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHWEST MARGIN OF GREER ROAD, SAME BEING THE NORTHERNMOST CORNER OF THIS TRACT, AND THE SOUTHEAST CORNER OF TRACT #2 OF THE THRASHER PROPERTY (5.01 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 291.50 FEET SOUTH OF THE SOUTHEAST CORNER OF LINDA LOU THOMPSON PUTNAM (INSTRUMENT NO. 20090605-0052121 AND INSTRUMENT NO. 20000718-0070657, RODCT); AS MEASURED ALONG SAID MARGIN; THENCE WITH SAID MARGIN, SOUTH 47 DEGREES 34 MINUTES 27 SECONDS EAST, 127.17 FEET TO AN IRON ROD IN SAID MARGIN; THENCE LEAVING ROAD WITH LINE OF TRACT #4 OF THE THRASHER PROPERTY (5.18 ACRES AS PER SURVEY OF SAME DATE), SOUTH 49 DEGREES 48 MINUTES 02 SECONDS WEST, 1053.94 FEET TO AN IRON ROD; THENCE SOUTH 36 DEGREES 43 MINUTES 33 SECONDS EAST, 568.38 FEET TO AN IRON ROD AT A 24-INCH POPLAR TREE; THENCE WITH LINE OF DIANA S. FINLEY (INSTRUMENT NO. 20161110-0119352, RODCT), SOUTH 76 DEGREES 34 MINUTES 55 SECONDS WEST, 186.46 FEET TO AN IRON ROD AT A POST; THENCE WITH LINE OF KEITH GROVES (INSTRUMENT NO. 20170301-0020142 RODCT), SOUTH 76 DEGREES 35 MINUTES 48 SECONDS WEST, 95.52 FEET TO AN IRON ROD; THENCE WITH LINE OF SAID TRACT #2, NORTH 18 DEGREES 30 MINUTES 18 SECONDS WEST, 565.43 FEET TO AN IRON ROD; THENCE NORTH 47 DEGREES 41 MINUTES 38 SECONDS EAST, 1115.51 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS, BY SURVEY OF JIM CARMAN, REGISTER LAND SURVEYOR, TN #2053, 150 MIDDLE FORK ROAD, HARTSVILLE, TN 37074, DATED NOVEMBER 20, 2017. BEING PART OF THE PROPERTY CONVEYED TO BY RON J. THRASHER AND WIFE, EMMA JUNE THRASHER IN WARRANTY DEED RECORDED OCTOBER 12, 1971 IN BOOK 4544, PAGE 136, WARRANTY DEED RECORDED MAY 7, 1975 IN BOOK 4910, PAGE 554, AND WARRANTY DEED RECORDED APRIL 7, 1986 IN BOOK 6823, PAGE 234, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE PROPERTY CONVEYED TO BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM EMMA JUNE THRASHER, A WIDOW, DATED JANUARY 4, 2018 AND RECORDED JANUARY 5, 2018 IN INSTRUMENT NO. 20180105-0001656, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE PROPERTY CONVEYED TO MBS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM

WARRANTY DEED
(Continued)

DEED FROM BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED FEBRUARY 1, 2018 AND RECORDED FEBRUARY 2, 2018 IN INSTRUMENT NO. 20180202-0010749, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM MBS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20181206-0118908 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 5, 2018 AND RECORDED ON DECEMBER 6, 2018. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $ZERO.) BEING ALSO KNOWN AS 2977 GREER ROAD GOODLETTSVILLE, TENNESSEE 37072.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2977 Greer Road, Goodlettsville, TN 37072
(House Number) (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 my/our hand(s) this 22nd day of January, 2020.

Ben the Builder, LLC, a Tennessee Limited Liabilty
Company
BY: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben the Builder, LLC, a Tennes, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2020.

_____
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072