WARRANTY DEED

Karen Johnson Davidson County
Batch# 348505 DEEDWARR
01/27/2020 08:29:44 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20200127-0009152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coy Martin and Allison Martin	Coy Martin + Allison Martin	
(NAME)	(NAME)	
910 Patricia Dr.	8254 Cavendish Ct.	107-09-0-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROL R. POSTON, EXECUTOR OF THE ESTATE OF MARY T. RHODES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COY E. MARTIN AND ALLISON MARTIN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, Lot No. 37, on the Plan Of Patricia Heights, Section I, as shown on plat of record in Plat Book 2331, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James S. Rhodes and wife, Catherine T. Rhodes, by Warranty Deed, from Hallmark Construction Company, of record in Book 2706, Page 171, in the Register's Office of Davidson County, Tennessee, dated December 3, 1957 and recorded on December 6, 1957. James S. Rhodes died on March 1, 1980, leaving Catherine T. Rhodes as sole surviving Tenant by the Entirety. Catherine T. Rhodes died on October 18, 2019 leaving a Last Will and Testament and First Codicil to Last Will and Testament that was probated under Docket No. 19P2255 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Carol R. Poston was appointed to serve as Executor of the Estate. The real property, which includes the subject property, was to be administered as part of the Probate Estate with authority of the Executor to sell and convey said real property.

Catherine T. Rhodes and Mary T. Rhodes are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

unimproved _
This is improved x property, known as 910 Patricia Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

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 hand this 24th day of January, 2020

ESTATE OF MARY T. RHODES

BY: Carol R. Poston, Executor

CAROL R. POSTON, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Carol R. Poston with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Mary T. Rhodes, and who further acknowledged that she is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 24th day of January, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public