Karen Johnson Davidson County
Batch# 349083 DEEDWARR
01/27/2020 01:56:00 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20200127-0009607

WARRANTY DEED

STATE OF
COUNTY OF

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)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arvid V. Simmons Jr. Shawn Dillard	New Owner	
(NAME)	(NAME)	08102002000
4829 Medalist Circle		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, **LaTonya R. Martin, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arvid V. Simmons Jr. and Shawn Dillard, married, as Tenants in Common,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No.9 on the Plan of Beck Springs Addition of record in Book 332, Page 81, Register's Office for said County.

Said Lot No. 9 fronts 40 feet on the westerly side of Dudley Avenue, 25th Avenue North, and runs back between parallel lines 160 a feet to an alley.

FOR INFORMATION PURPOSES ONLY: 2211 24th Avenue North, Nashville, TN 37208

Being the same property conveyed to LaTonya R. Martin by virtue of that certain Warranty Deed dated January 21, 2002, and being of record at Instrument No. 20020123-0009344 in the Register's Office of Davidson County, Tennessee.

**Seller warrants that this property is not her primary residence, and that said property has been used for investment purposes only. **

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 332, Page 87, Book 4076, Page 334, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2211 24th Ave N Nashville, TN 37208
(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 hand this 23rd day of January, 2020.

LaTonya R. Martin

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **LaTonya R. Martin** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of January, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021