Karen Johnson Davidson County
Batch# 359548 DEEDWARR
02/18/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20200218-0017867

Warranty Deed

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $369,900.00 Affiant Subscribed and sworn to before me, this the 12th day of February, 2020. Notary Public My commission expires: 6/19/23

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:
Lucy E. Martin	New Owner	081-07-3A-001.00-CO
1908A North 14th Ave.		
Nashville, TN 37208		

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, **JOHN C. LINDSEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCY E. MARTIN, A SINGLE WOMAN**, 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 Unit A, together with common areas, as established by Declaration of Covenants. Conditions and Restriction for 1908 14th Avenue North Townhomes of record as Instrument No. 20161207-0128304, and being shown on plat attached thereto as Exhibit "C", In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gilmore Oglesby Associates, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brandon Driver, Executor of The Estate of Mark Driver, Dickson County Docket No. 08-16-097-P and Brandon Driver, Individually, Brigitte Nicole Brantley, Kristie Dawn Driver and Joan Oglesby, of record in Instrument No. 20161014-0108690, Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 14, 2016.

Being a portion of the same property conveyed to Jerome Oglesby and Joan Oglesby, husband and wife by Quitclaim Deed from Gilmore Oglesby Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180410-0033735 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018.

Being a portion of the same property conveyed to John C. Lindsey, an unmarried man, by Warranty deed from Jerome Oglesby and Joan Oglesby, husband and wife of record in

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 1908A North 14th Ave., Nashville, TN 37208, 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 12th day of February, 2020.

John C. Lindsey

STATE OF NC
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John C. Lindsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of February, 2020.

Notary Public

My Commission Expires: 3/29/2020

ANGELICA H SATTERFIELD NOTARY PUBLIC My Commission Expires 03-29-2020 ALAMANCE COUNTY, NC

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY