Karen Johnson Davidson County
Batch# 362575 DEEDWARR
02/24/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200224-0020425

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Kathryn Martinson	SYNOVUS BANK	116030B18500CO
(NAME)	(NAME)	
4505 Harding Pike, Unit 185	800 SHADES CREEK PKWY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	BIRMINGHAM AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Julianna Grace Herod, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mary Kathryn Martinson, an unmarried woman, and Abbott McWhorter Martinson, a married man, joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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 No. 185 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 5282, Page 972, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lena M. Warren, a single woman, and Steven F. Warren, a married man by Warranty Deed from Meghan L. Traughber Paragano, married dated 07/30/2014 and recorded 08/04/2014, of record in Instrument 201408040069469 and Scrivener's Affidavit recorded as Instrument 201802120013872, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lena M. Warren Andrews by Quitclaim Deed from Steven F. Warren, dated 02/12/2018 and recorded 02/14/2018, of record in Instrument 201802140014593, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julianna Grace Herod, an unmarried woman by Warranty Deed from Lena M. Warren Andrews, joined by her spouse, Frank Maxwell Andrews, Jr, dated 03/02/2018 and recorded 03/06/2018, of record in Instrument 201803060020940, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4505 Harding Pike, Unit 185, Nashville, TN 37205

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of February, 2020..

Julianna Grace Herod

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julianna Grace Herod, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of February, 2020.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022