Karen Johnson Davidson County
Batch# 380531 DEEDWARR
04/01/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20200401-0034999

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 11/3/22

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Mikel Martinez	Navy Federal Credit Union	051 12 0 118.00
(NAME)	(NAME)	
416 Indian Trail	820 Follin Ln.,SE	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Caitlin M. Carroll and Jonathan Carroll, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis Mikel Martinez, unmarried,** 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, being Lot No. 26 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, Page 83 and 84, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

BEING the same property conveyed to Caitlin M. Tigges, a single person, by Special Warranty Deed from Deutsche Bank Trust Company Americas, as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2005-3 Mortgage Loan Asset Backed Notes, Series 2005-3, dated February 9, 2016 and recorded February 19, 2016 in Instrument No. 20160219-0016082, Register's Office for Davidson County, Tennessee. The said Caitlin M. Tigges has since married and is now known as Caitlin M. Carroll and her spouse, Jonathan Carroll, herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 416 Indian Trail, Madison, TN 37115

(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 hands this 26th day of March, 2020.

Caitlin M. Carroll

Jonathan Carroll

State of Tennessee
County of Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caitlin M. Carroll and Jonathan Carroll, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2020.

Notary Public
My Commission Expires: 8-7-2021

CHARLES HODGES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 08-07-2021

File No.: 20202262

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON