Karen Johnson Davidson County
Batch# 394208 DEEDWARR
04/30/2020 01:41:40 PM 2 pgs
Fees: $13.00 Taxes: $822.88

20200430-0045438

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200426200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $222,400.00.

M. Alexa Arendt
Affiant

Subscribed and sworn to before me, this 28th day of April, 2020.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glenn N. Gilchrist	New Owner	Tax Parcel ID No.
1304 Vultee Blvd		120-02-0-056.00
Nashville TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Thomas Martin, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn N. Gilchrist, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 240 on the Map of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County. Said Lot No. 240 fronts 60 feet on the North side of Vultee Boulevard and runs back between lines, 170 feet on the east line, 173.1 feet on the West line to a dead line on which it measures 75 feet.

Being the same property conveyed to Jeffrey Thomas Martin, an unmarried man by Warranty deed from Dianne T. Lee, a/k/a Diane T. Lee, unmarried of record in Instrument No. 20150511-0046615 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 11, 2016.

The execution of this instrument is affected by the signature of Nathan Powers as Attorney-in-Fact for Jeffrey Thomas Martin, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for _____ County, Tennessee.

20200430-0045437

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 94 & 95, Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1710, Page 183, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1304 Vultee Blvd Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2020.

Jeffrey Thomas Martin by Nathan Powers as Attorney in fact

Jeffrey Thomas Martin by Nathan Powers as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeffrey Thomas Martin and that he is authorized by Jeffrey Thomas Martin to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of April, 2020.

M. Alexis Mendl

Notary Public

My Commission Expires: 05/03/2021

