THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-9120-PILK

Karen Johnson Davidson County
Batch# 415588 DEEDWARR
06/16/2020 11:33:58 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20200616-0062022

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Daphne D. Jarkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2020

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girl Tribe Ventures, LLC		
6412 Bresslyn Road	New Owner	072-04-0-344-00
Nashville, TN 37205		
(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, WE, **Brian D. Martin, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girl Tribe Ventures, LLC, a Tennessee limited liability company**

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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 of Section "C" on the Map of Happy Valley Subdivision, not of record and described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, September 02, 1945, as follows:

Beginning at a point in a southeasterly margin of Bobby Avenue, at the corner of Lot Nos. 40 and 41; thence with the line between said lots, southeasterly 140 feet to a point; thence northeasterly 75 feet to a point at the corner of Lots Nos. 41 and 42; thence with the line between said lots, northwesterly 140 feet to the margin of Bobby Avenue; thence with the margin of said Avenue, southwesterly 75 feet to the point of beginning.

Being the same property conveyed to Sam A. Martin and wife, Doris M. Martin, by Warranty Deed from John U. Wilson and wife, Louise Wilson, of record in Book 3612, Page 19, Register's Office for Davidson County, Tennessee, dated July 30, 1963 and recorded on August 7, 1963.

The interest of Sam A. Martin having been divested of him and vested in Dorris Maude Dyer Martin, by Final Decree of Divorce filed in Case No. 91D-4138, Fourth Circuit Court for Davidson County, Tennessee; and of record in Book 9015, Page 80, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Whitson, Trustee, by Quitclaim Deed from Dorris M. Martin of record in Instrument No. 20070412-0044128, Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on April 12, 2007 and within the same Deed the said Robert A. Whitson, Trustee, conveyed his interest in the subject property to Dorris M. Martin and Brian D. Martin, as tenants in common with rights of survivorship.

The said Dorris Maude Dyer Martin deceased on or about December 5, 2019 leaving Brian D. Martin as Sole Tenant by the Entirety.

Dorris Maude Dyer Martin is one and the same as Dorris M. Martin.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2716 Bobby Avenue, Nashville, TN 37216-2947.**

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 the 12th day of June, 2020.

Brian D. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian D. Martin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of June, 2020.

My Commission expires: 11/3/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNT

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of June, 2020.

My Commission expires: _____

_____

Notary Public