Karen Johnson Davidson County
Batch# 436525 DEEDWARR
07/13/2020 11:18:24 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20200713-0076215

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brandon Kirksey
717 Dutchmans Ct.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
075-08-D-199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Evans L. Martin and wife, Kimberly A. Martin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brandon Kirksey,** 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. 170 on the plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evans L. Martin and wife, Kimberly A. Martin by deed from Robert Dyer, Jr., unmarried, dated June 9, 2006 of record in Instrument No. 200606190072680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4793, Page 157; Book 4849, Page 767; Book 5028, Page 357; Book 5020, Page 58; Book 5545, Page 321; Book 6017, Page 179; Right-of-Way Easement in Book 4128, Page 813; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **717 Dutchman's Ct. Hermitage, TN 37076.**

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 our hands this 6th day of July, 2020.

Evans L. Martin

Kimberly A. Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Evans L. Martin and wife, Kimberly A. Martin, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $328,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY