THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728784

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2020.

Notary Public
My Commission Expires: 03/07/2023

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 461851 DEEDWARR
08/21/2020 01:28:53 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20200821-0094712

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dann C. Martin and Margaret E. Martin 4206 Aberdeen Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103-08-0-205.00

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, **Mary Helen Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dann C. Martin and Margaret E. Martin, husband and wife,** ("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(s) 5 , as shown on the map entitled Cherokee Park Section 3, of record in Plat Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOE G. COLLINS and MARY HELEN COLLINS, AS CO-TENANTS, by deed from BRADLEY A. TODD, of record in Book 11555, page 625 , dated June 28, 1999 , said Register's Office.

JOE G. COLLINS conveyed his interest to MARY HELEN COLLINS by quitclaim deed of record in Instrument No. 20121228-0119829, dated December 24, 2012, said Register's Office.

Mary Helen Collins having since married and is now known as Mary Helen Brown.

Roger Brown joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-08-0-205.00.

Matters shown on the Plan of record in Plat Book 843, pages 2 and 3, said Register's Office.

This is improved property located at 4206 Aberdeen Road Nashville TN 37205

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-29-20-4205

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 19th day of August, 2020.

Mary Helen Brown

Roger Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Helen Brown and Roger Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 30, 2022