Karen Johnson Davidson County
Batch# 507342 DEEDWARR
11/02/2020 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $5,272.50
20201102-0127774

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35826-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2020. Notary Public My Commission Expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Martinez Clare Martinez 152 Cheek Road Nashville, TN 37205	New Owner	Map and Parcel No.: 13009005000

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, **Gynnath K. Ford and Ruth O. Ford, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Martinez and Clare Martinez, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 152 Cheek Road, Nashville, TN 37205.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 29th day of October, 2020.

Gynnath K. Ford by Gerald G. Patterson, Atty-In-Fact
Gynnath K. Ford, by Gerald G. Patterson his attorney-in-fact

Ruth O. Ford by Gerald G. Patterson, Atty-In-Fact
Ruth O. Ford, by Gerald G. Patterson her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted 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 Gynnath K. Ford, and he is authorized by Gynnath K. Ford to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of October, 2020.

Eileen K. Hopkins
Notary Public

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted 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 Ruth O. Ford, and he is authorized by Ruth O. Ford to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of October, 2020.

Eileen K. Hopkins
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Block "B" 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C and D, as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gynnath K. Ford and Ruth O. Ford, husband and wife, by deed dated September 24, 1986 from D. Richard King, Jr. and Barbara King, husband and wife, and Thomas E. Meador and Susan Meador, husband and wife, of record in Book 6990, page 364, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 13009005000.
3. Restrictive Covenants contained in an instrument of record in Book 1357, page 41, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Wesley D. Turner, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10-17-2023

Notary's Seal

