Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 828
Nashville TN 37217
15176

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 509676 **DEEDWARR**
11/06/2020 09:56:15 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20201106-0130363

W & I Ref: (DM) Title No.: 61470
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Cary P. Martin<br>Julia L. Martin<br>2207 11th Avenue S<br>Nashville, TN 37204 | LOCAL DEPOT.<br>2455 HILLTOP MCCURDY DR.<br>FOOTHILL RANCH, CA 92610 |

**TAX MAP PARCEL NUMBERS:** 105131A00100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$865,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Landers, married,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto, **Cary P. Martin and Julia L. Martin, husband and wife,** hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2207 11th Avenue South Cottages of record in Instrument No. 20140828-0078933, amended in Instrument No. 20140909-0082424, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Landers, an unmarried man, by Warranty Deed from Battlefield Townhome Cottages, LLC and J2K Builders, LLC, dated February 23, 2016 and recorded on February 24, 2016, of record in Instrument No. 20160224-0017437, Register's Office for Davidson County, Tennessee.

Debra E. Landers, spouse of John W. Landers, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2207 11th Avenue South Cottages, of record in Instrument No. 20140828-0078933, amended in Instrument No. 20140909-0082424, said Register's Office, shows an owner's certificate, a minimum building setback line(s) and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140828-0078933, amended in Instrument No. 20140909-0082424, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Restrictive Covenant for Detached Structure of record in Instrument No. 20150709-0066894, said Register's Office.

**This is improved property, known as 2207 11th Avenue South, Nashville, TN 37204**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 27th day of October, 2020.

**John W. Landers**

**Debra E. Landers**

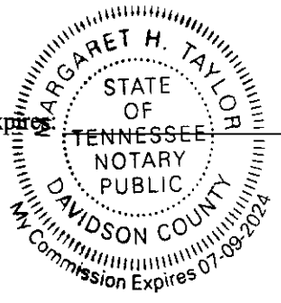
**State of** Tennessee

**County of** Davidson

On this 27th day of October, 2020, before me the undersigned authority, personally appeared John W. Landers and Debra E. Landers to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____




**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $865,000.00.

Affiant

Sworn and subscribed before me this 27th day of October, 2020.

Notary

My Commission Expires: _____

