# WARRANTY DEED

Karen Johnson Davidson County
Batch# 510193 DEEDWARR
11/09/2020 09:11:24 AM 2 pgs
Fees: $13.00 Taxes: $2,093.83

20201109-0131027

File No. AT0007614

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,900.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of November, 2020.

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael A. White | New Owner | |
| (NAME) | (NAME) | |
| 305 Dillehay Court | | 172-10-OB-142.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37211 | | |
| (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, I, **Robert Christopher Martin and Cheryl Louise Martin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. White, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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. 34 on the Plan of Final Plat of Christiansted Valley, Phase Three, a Planned Unit Development of record in Plat at Instrument No. 20060316-0030458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Robert C. Martin and Cheryl Louise Martin, husband and wife by Special Warranty Deed from Turnberry Homes LLC, a Tennessee limited liability company of record in Instrument No. 20081215-0119839 Register's Office for Davidson County, Tennessee, dated December 11, 2008 and recorded on December 15, 2008.**

**Robert Christopher Martin and Robert C. Martin are one and the same person.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 305 Dillehay Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of November, 2020.

Robert Christopher Martin by Ryan Lux attorney in fact
Robert Christopher Martin by Ryan Lux
as his Attorney in fact

Cheryl Louise Martin by Ryan Lux attorney in fact
Cheryl Louise Martin by Ryan Lux
as 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, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Robert Christopher Martin, and that this instrument was executed on behalf of the said Robert Christopher Martin for the purposes therein contained.

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

Notary Public

ASHLEY OSGOOD STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY MY COMMISSION EXPIRES 12-4-2023

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, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Cheryl Louise Martin, and that this instrument was executed on behalf of the said Cheryl Louise Martin for the purposes therein contained.

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

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ASHLEY OSGOOD STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY MY COMMISSION EXPIRES 12-4-2023