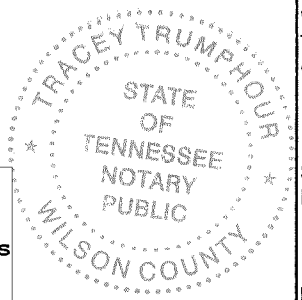
WARRANTY DEED



Karen Johnson Davidson County
Batch# 515949 DEEDWARR
11/13/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20201113-0134193

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Michael Brown	Andrew Michael Brown	072 12 0 261.00
(NAME)	(NAME)	
1934 Pinehurst Drive	1934 Pinehurst Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Bradley S. Martin and Elizabeth Callas Martin, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrew Michael Brown, a married man**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 338 on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the southeast margin of Pinehurst Drive, at the corner of Lots 337 and 338; thence with the line between said lots, southeasterly 100.89 feet to a corner of Lot 339; thence with the line between Lots 338 and 339 (erroneously typed as Lots 338 and 338 in previous conveyance), northeasterly 139 feet to a point in the southwesterly margin of Welcome Lane; thence with the margin of the same, northwesterly 78.23 feet to a point at the beginning of a curve; thence around said curve, Southwesterly 40.08 feet to a point in the southeasterly margin of Pinehurst Drive; thence with the margin of the same, southwesterly 104.74 feet to the point of beginning.

Being the same property conveyed to Bradley S. Martin, an unmarried man and Elizabeth Callas, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Mary Katherine Crane, unmarried, dated 10/27/2017 and recorded 11/01/2017, of record in Instrument 201711010112142, Register's Office for Davidson County, Tennessee. The said Bradley S. Martin and Elizabeth Callas having since married.

This conveyance is subject to the following: Taxes for 2020 has been paid and prorated as of the day of closing and assumed by the Grantee herein, all subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Page 116, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 1207, Page 162, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1934 Pinehurst Drive, Nashville, TN 37216

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of November, 2020.

Bradley S. Martin

Elizabeth Callas Martin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley S. Martin and Elizabeth Callas Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of November, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

