Karen Johnson Davidson County
Batch# 531203 DEEDWARR
12/11/2020 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20201211-0145640

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(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
Amber Martin	Atlantic Union Bank	105-15-0-050.00
(NAME)	(NAME)	
2141 Bransford Ave	1800 Robert Fulton Dr, Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Reston, VA 20191-3646	
(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 **District Properties, GP, a Tennessee general partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Amber Martin, a single woman**, 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 located in the County of Davidson, State of Tennessee, being Lot Number 12, on the Plan of the Subdivision of the Vine Hill Homes as shown of record in Plat Book 9700, Page 870, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to District Properties, GP by Warranty Deed from Mary E. McGee. an unmarried person, dated 07/27/2020 and recorded 07/29/2020, of record in Instrument 202007290083019, 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 ☒ 2141 Bransford Ave, Nashville, TN 37204
(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 7th day of December, 2020.

District Properties, GP

By: _____
Andrew T Horton, General Partner

By: _____
~~Jerrick L Kendrix, General Partner~~

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew T. Horton ~~and Jerrick L Kendrix~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~themselves~~ himself to be the General Partners of District Properties, GP, the within named bargainer, a partnership, and that ~~they~~ he as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Andrew T. Horton ~~and Jerrick L Kendrix~~ as General Partners.

Witness my hand and Official seal this 7th day of December, 2020.

_____
Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

