Karen Johnson Davidson County
Batch# 555583 DEEDWARR
01/15/2021 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20210115-0007230

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. 36009-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 14th day of January, 2021. Notary Public My Commission Expires: 3-31-2021

KIMBERLY A. GIRDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SEQUATCHIE COUNTY
Commission Expires 3-31-2021

WARRANTY DEED

Address New Owner: Grisham Home Builders, LLC 3601 Sycamore Lane Nashville, TN 37215	**Send Tax Bills To:** Grisham Home Builders, LLC 3601 Sycamore Lane Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 11616010400

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, **Thomas Y. Martin, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grisham Home Builders, LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 4000 Sneed Road, Nashville, TN 37215.

Jenna Marie Martin, wife of Grantor, joins in the execution of this deed in order to convey any marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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, Grantor has executed this instrument on the 14th day of January, 2021.

Thomas Y. Martin, III

Jenna Marie Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Y. Martin, III and Jenna Marie Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Part 1, Wallace Subdivison, as of record in Plat Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas Gregory Martin, Trustee for the Thomas Y. Martin Trust by deed dated November 21, 2012 from Shaffer Home Services, LLC of record in Instrument No. 20121126-0107936, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 16, 2014 of record in Instrument No. 20140718-0064053, Register's Office for Davidson County, Tennessee, Thomas Gregory Martin, Trustee for the Thomas Y. Martin Trust, conveyed subject property to Thomas Y. Martin, III, unmarried.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11616010400.
2. Restrictive Covenants contained in an instrument of record in Book 1303, page 55, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 1426, page 16, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20200821-0094335, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, JENNIFER A. MITCHELL, 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 Sequatchie:

Personally appeared before me, L. Thomas Austin, a notary public for this county and state, JENNIFER AUSTIN MITCHELL 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: 1/25/22

Notary' Seal

L. THOMAS AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
SEQUATCHIE COUNTY