Karen Johnson Davidson County
Batch# 573485 DEEDWARR
02/12/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20210212-0020170

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 1st day of February, 2021.

Notary Public:
My Commission Expires: 10/18/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Seejoy Homes, LLC 853 Norwalk Drive Nashville TN 37214	New Owner	109-01-0-013.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Virgil Martin and wife, Dorothy R. Martin**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Seejoy Homes, LLC**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 96 on the Plan of the Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 204, and Lots 238 thru 240, Section Two, Larchwood, as shown by plat of record in Plat Book 5200, Pages 207 and 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Virgil Martin and wife, Dorothy R. Martin by Warranty Deed from Deborah Kay Buxton, Executrix of the Estate of Harold Hebert McInturff a/k/a Harold Heabert McInturff, dated 11/6/2019 and recorded 11/6/2019 in Instrument No. 20191106-0114724, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:

BEING the same property previously conveyed to Harold H. McInturff and wife, Gloria O. McInturff by Warranty Deed from Jason Hise and wife, Shana Hise, dated 12/1/2005 and recorded 12/2/2005 in Instrument No. 20051202-0145138, Register's Office for Davidson County, Tennessee. The said Gloria O. McInturff died 12/19/2010, leaving Harold H. McInturff as the surviving tenant by the entirety. The said Harold H. McInturff having died testate on 8/16/2019, and the Will was admitted to Probate as Probate Case No. 19P1609 of record in Probate Court of Davidson County, Tennessee. Deborah Kay Buxton was appointed the Executrix of the Estate.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 5479, Page 443; amended in Book 5681, Page 532, Book 5688, Page 696, and Book 6011, Page 130, of the Register's Office of Davidson County, Tennessee,

Subject to all existing easements and all matters shown on plat of record in Plat Book 5200, Pages 207 and 208, of the Register's Office of Davidson County, Tennessee,

The above legal description is the same as that contained in the previous deed of record.

This is (_XX__) improved (____) unimproved property, known as: 304 Conifer Place, Nashville, TN 37214

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 1st day of February, 2021.

Virgil Martin

Virgil Martin

Dorothy R. Martin By Virgil Martin as Attorney in Fact

Dorothy R. Martin by Virgil Martin, as attorney in fact

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 1st day of February, 2021.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Virgil Martin**, with whom I am personally acquainted and who proved himself to be the **Attorney in Fact of Dorothy Ruth Martin**, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2021.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

