PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 918319 DEEDWARR
09/19/2022 11:24:32 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20220919-0104055

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me this 15th day of September, 2022.

Notary Public
My commission expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Clayborn L. Hayes, Jr 2502 Nashboro Boulevard Nashville, TN 37217	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	135-12-0E-028-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Steven Alonzo Martin, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Clayborn L. Hayes, Jr. and Autumn Montgomery, both unmarried as tenants in common with right of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 287, as shown on the plan of Phase One, Nashboro Village at Fairway Pointe, Track 21, of record in Book 4660 Page 159, as amended in Instrument No. 20031118-0168332 and now included in the Horizontal Property Regime Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven Alonzo Martin, a single man, by deed from Robert C. Metcalf, unmarried of record in Instrument No. 20130725-0077012, Register's Office for Davidson County, Tennessee, and dated July 19, 2013.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Nashboro Village at Fairway Pointe of record in Book 4660 Page 159 as amended in Instrument No. 20031118-0168332 Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20001031-0108075 in the official records of the Davidson County Register of Deeds.

10. Charter of Nashboro Village Homeowners Association of record in Book 4828 Page 834 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2502 Nashboro Boulevard, Nashville, TN 37217

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of September, 2022.

Steven Alonzo Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of September, 2022, before me personally appeared Steven Alonzo Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires: 12-18-23

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY