STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Stephen Matlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 89

Kathy Cooper
Notary Public

MY COMMISSION EXPIRES February 28, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Matlock (NAME)	Stephen & Brandi Matlock (NAME)	MAP 82-12
314 Neill Avenue (ADDRESS)	314 Neill Avenue (ADDRESS)	PARCEL 56.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	19W-13330

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark A. Pody and wife, Barbara L. Pody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Matlock and wife, Brandi S. Matlock

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 200 on the Plan of Neill S. Brown's Addition to East Nashville as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 50 ft. on the westerly side of Neill Avenue and runs back between parallel lines 170 ft. to an alley.

Being the same property conveyed to Mark A. Pody and wife, Barbara L. Pody, by deed from Jack D. Rainey and wife, Marjorie Rainey, of record in Deed Book 6967, page 88, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

MAIL ENV.

FEB 15 8 32 AM '89
RECEIVED AND RECORDED IN OFFICE
DAVIDSON COUNTY, TENN.
REGISTER

TENNESSEE REAL ESTATE TRANSFER TAX

0 8 9 2 7

unimproved ( )
This is improved (X) property, known as 314 Neill Avenue, Nashville, Tennessee 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 our hand s this 6th day of February, 19 89

Mark A. Pody
Mark A. Pody

Barbara L. Pody
Barbara L. Pody

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 7772 PAGE 574

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Pody and wife, Barbara L. Pody

the bargainor S, 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 and official seal at Murfreesboro, Tennessee, this 6th day of February 19 89.

Commission expires February 28, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

his oath / himself

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

7162 02/15 0101 03CHECK 82.40

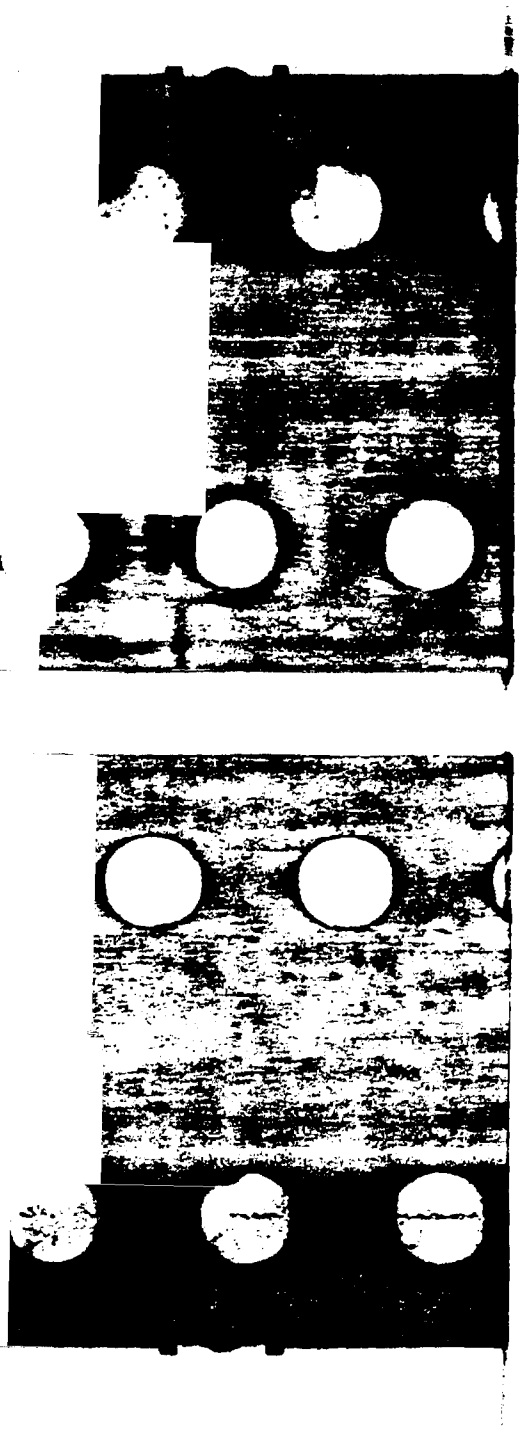
WARRANTY DEED

FROM
Mark A. Pody and wife, Barbara L. Pody

TO
Stephen Matlock and wife, Brandi S. Matlock

RETURN TO:
CUMBERLAND TITLE COMPANY
☐ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☒ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7772 PAGE 575

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	23000.00
CON TX	75.90
PRFEE	0.50
WDEED	6.00
TOTAL	82.40
CHECK	82.40

02/15/89 01 08:33 0001 7162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08927

IDENTIFICATION

Feb 15 8 32 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181627