WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 5-2-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hll Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Matthews	Edwin Matthews	149-0-31
(NAME)	(NAME)	
2366 Una Antioch Pike	2366 Una Antioch Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Joshua M. Cougle and wife, Lilian H. Cougle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin Matthews and wife, Annette Matthews, 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:

Being Tract No. 4 on the Map of Subdivision of the Joe Wesley Jamison and Wife's Farm, not of record, described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Avenue, South, Nashville, TN 37203, License Number 100, dated May 11, 1995, as follows:

Beginning in the center of Una Antioch Pike at the northwest corner of the lot conveyed to Eldwood Brogdon by deed of record in Book 4456, Page 933, Register's Office for said County; running thence North, with the center of said road, 4 deg. 27 min. East 100 feet to the line between Lots Nos. 4 and 3 said Map; thence with the line between said lots, South 82 deg. 50 min. East 357 feet; thence South 1 deg. 55 min. West 70 feet to the northeast corner of the property conveyed to Elwood Brogdon by said deed; thence with the northerly line of said Brogdon property, North 88 deg., 5 min. West 361 feet to the center of Una Antioch Pike, the point of beginning.

Being the same property conveyed to Joshua M. Cougle and wife Lilian H. Cougle, by deed of record in Book 9687, Page 77, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Joshua M. Cougle and wife, Lilian H. Cougle by Carolyn Adcock as their Attorney-In-Fact pursuant to recorded Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 2366 Una Antioch Pike, Antioch, TN 37013
(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.

Instr:200001050001246 Page: 1 OF 2
REC'D FOR REC 01/05/2000 9:24:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

Witness my/our hand(s) this 30th day of December. 1999.

Joshua M. Cougle by Carolyn Adcock Attorney in Fact

Lilian H. Cougle by Carolyn Adcock Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua M. Cougle and wife, Lilian H. Cougle 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 Nashville, Tennessee this 30th day of December. 1999.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of December, 1999, before me personally appeared Carolyn Adcock , the person who executed the foregoing instrument on behalf of Joshua M. Cougle and wife Lilian H. Cougle, and acknowledge that she executed the same as the free act and deed of the said Joshua M. Cougle and wife, Lilian H. Cougle, through Power of Attorney granted Carolyn Adcock by the said Joshua M. Cougle and wife, Lilian H. Cougle.

Victor Hazelwood
Notary Public

Commission Expires: 5/26/2002