WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Don Matheny	**Joe Don Matheny**	**096-07-0A**
(NAME) **336 Stewart's Ferry Pike**	(NAME) **336 Stewart's Ferry Pike**	**022.00CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37214**	
(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, **TRINA M. CHAUVIN-FRANCIS and husband, STEVE FRANCIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOE DON MATHENY AND BEDONNA CLAYTON MATHENY, HUSBAND AND WIFE,** 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, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 2, Unite No. 3, of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Trina M. Chauvin, an unmarried woman, by deed from David D. Steen and wife, Laurie Denise Steen of record in instrument number 20000105000121 4 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

The said Trina M. Chauvin and Trina M. Chauvin Francis are one and the same.

Steve Francis, husband of the said Trina M. Chauvin Francis joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

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

unimproved ☐
This is improved ☒ property, known as **336 Stewart's Ferry Pike, Nashville, TN 37214**
(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 my hand this 12th day of April, 2001.

Trina M. Chauvin Francis
Trina M. Chauvin Francis

Steve Francis

Davidson County DEEDWARR
Recvd: 04/17/01 14:05 2pgs
Fees:11.00 Taxes:260.85

20010417-0037547

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 Trina M. Chauvin Francis and Steve Francis, the bargainors, 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 12th day of April, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003