WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,700.00

Jaime L. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 08/10/04 14:41 2pgs
Fees:13.00 Taxes:572.39
20040810-0096664

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

D-0424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy D. Matthews	Georgia Bank & Trust Co. of Augusta D/B/A GB&T Mortgage	083-06-0-408.00
(NAME)	(NAME)	
2018 Hackberry Lane	1321 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37217	
(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, Thomas Pallardy and wife, Cathy Pallardy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andy D. Matthews and wife, Jaime L. 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 Lot No. 51 and the northwest triangular part of Lot No. 50 on the Plan of Rolling Acres, as of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl and Company, dated January 6, 1983, as follows:

Beginning at a point of monument at the easterly margin of North 19th Street and the southerly margin of Hackberry Lane; thence with the Hackberry Lane 458.47 feet to the point of beginning; thence continuing with said margin 125.0 feet to a point; thence South 91.0 feet to the common line of Lot No. 50 and 51; thence 43.0 feet with east side line of Lot No. 51; thence 116.0 feet along the rear line of Lot No. 51, thence 190.6 feet along the point of beginning.

Being the same property conveyed to Thomas P. Pallardy and Nancy T. Wells by Deed of record in Book 7000, Page 972, Register's Office, and further conveyed to Thomas Pallardy by Quitclaim Deed of record in Book 7484, Page 476, said Register's Office. Thomas P. Pallardy and Thomas Pallardy are one and the same person.

Cathy Pallardy joins in this instrument to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2018 Hackberry Lane, Nashville, TN 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 my hand this 6th day of August, 2004.

Thomas Pallardy

Cathy Pallardy

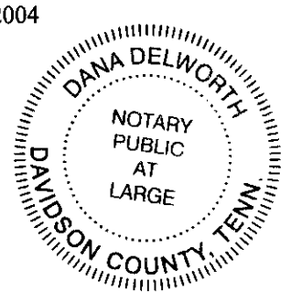
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Pallardy and Cathy Pallardy 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 at Nashville, Tennessee this 6th day of August, 2004.

Commission expires: November 27, 2004



Dana Delworth Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027