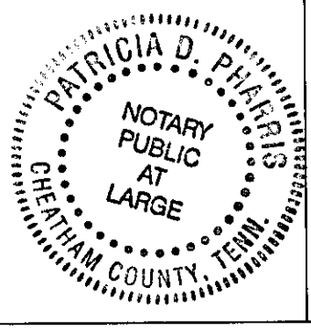
(1)

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES: 2/6/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew P. Cline	Matthew P. Cline	44 - 5 / 124
(NAME)	(NAME)	
109 Ensley Avenue	109 Ensley Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/01/04 13:51 2pgs
Fees:13.00 Taxes:236.80
20041101-0130856

FOR AND IN 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, I/WE,

Jeffrey Alan Tickle and Jackie Lynn Tickle, aka Jackie Lynn Thompson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew P. Cline,

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, TO-WIT:

Being Lot No.80 on the Plan of Rayon City, as of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from J.C. Self and wife, Louve N. Self, to Jeffrey Alan Tickle and Jackie Lynn Thompson, both unmarried, by Deed dated May 21st, 1990 and filed for record on May 22nd, 1990 in Book 8114, page 58, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2005 taxes and all subsequent years are a lien, but not yet due and payable.

2003 County taxes have been paid in the amount of $996.48.

Any and all matters as shown on the plan of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement as of record in Book 9312, page 849, said Register's Office.

All easements, restrictions and other matters of record are in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 109 Ensley Ave., Old Hickory, TN 37138
(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 20th day of October, 2004.

Jeff Tickle 10-20-04

Jackie Tickle 10.20.04

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Tickle, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 20th day of October, 2004.

Commission expires: 2/10/07

PATRICIA A. HARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public