WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-08-06
(AFFIX SEAL)

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires May 1, 2006

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 01/18/05 09:44 5 pgs
Fees:28.00 Taxes:205.35
20050118-0005692

H-1950

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamel K. Harper	New Owner	147-07-0-B 034.00 CO
(NAME)	(NAME)	
4958 Edmondson Pike Unit G-34		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Stanley Houston Matlock, married, and Glen Michael Matlock, unmarried, and Robert Bruce Matlock, unmarried, and Charlotte Gale Matlock, unmarried, and Christopher Lee Matlock, unmarried, and Shannon Marie Matlock, unmarried, and Jason Robert Matlock, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamel K. Harper, a single man, 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:

A certain Townhouse Condominium in Davidson County, Tennessee, being Unit Number G-34, Parcel 34 on the Plan of Woodlea Place Townhouses, of record in Plat Book 5050 at Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen Victor Matlock by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated October 12, 1990, of record in Book 8218, Page 807, Register's Office for Davidson County, Tennessee; ; the said Glen Victor Matlock having since died intestate on October 5, 2004, leaving Tony Lee Matlock, Stanley Houston Matlock, Glen Michael Matlock, and Robert Bruce Matlock as his heirs at law, pursuant to Affidavit of Heirships recorded simultaneously herewith of record in Instrument No. 20050118-0005688, and Instrument No. 20050118-0005689, said Register's Office; the said Tony Lee Matlock having since died intestate on October 30, 2004, leaving Charlotte Gale Matlock, Christopher Lee Matlock, Shannon Marie Matlock, and Jason Robert Matlock as his heirs at law, pursuant to Affidavit of Heirships recorded simultaneously herewith of record in Instrument No. 20050118-0005690, and Instrument No. 20050118-0005691, said Register's Office.

Sheila M. Matlock, spouse of Stanley Houston Matlock, joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

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 4958 Edmondson Pike Unit G-34, Nashville, TN 37211
(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 hands this 16th day of December, 2004.

Robert Bruce Matlock

Stanley Houston Matlock

Stanley Houston Matlock

Sheila M. Matlock

Sheila M. Matlock

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 Robert Bruce Matlock, unmarried, the bargainor(s), with whom I am personally acquainted for 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 Goodlettsville, Tennessee, this 16th day of December, 2004.

Commission Expires: 11/25/2007

Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

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 Stanley Houston Matlock and wife, Sheila M. Matlock the bargainor(s), with whom I am personally acquainted for 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 Goodlettsville, Tennessee, this 16th day of December, 2004.

Commission Expires: 11/25/2007

Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Witness our hands this 16th day of December, 2004.

Jason Robert Matlock

Jason Robert Matlock

STATE OF TENNESSEE
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Robert Matlock, unmarried, , unmarried the bargainor(s), with whom I am personally acquainted for 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 Turney Center Prison Tennessee, this 16th day of December, 2004.

Commission Expires: 9-29-2008

LuAnn Yarbro
Notary Public

LUANN YARBRO
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DECATUR COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Witness our hands this 16th day of December, 2004.

Glen Michael Matlock

Christopher Lee Matlock

Shannon Marie Matlock

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 Glen Michael Matlock, unmarried, the bargainor(s), with whom I am personally acquainted for 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 Smyrna, Tennessee, this 16th day of December, 2004.

KAREN ROSE GONZALEZ
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

Commission Expires: Aug 16, 2008

Notary Public

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 Christopher Lee Matlock, unmarried, , unmarried the bargainor(s), with whom I am personally acquainted for 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 Smyrna, Tennessee, this 16th day of December, 2004.

Commission Expires: 11-25-07

Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Marie Matlock, unmarried, the bargainor(s), with whom I am personally acquainted for 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 Smyrna, Tennessee, this 16th day of December, 2004.

Commission Expires: 11-25-07

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Witness our hands this 16th day of December, 2004.

Charlotte Gale Matlock

Notary Public

STATE OF TENNESSEE
COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the [illegible] Charlotte Gale Matlock, unmarried, the bargainor(s), with whom I am personally acquainted for proved to [illegible] on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument [illegible] the purposes therein contained. Witness my hand and official seal at Sevierville, Tennessee, this [illegible] December, 2004.

Commission Expires: 5-23-06

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED