File No. 60096

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp July 19 2008

Davidson County DEEDWARR
Recvd: 02/17/06 13:12 2 pgs
Fees:13.00 Taxes:266.03

20060217-0019449

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Grollnek	Roy Matlock, Sr.	071 04 0 029.00
(NAME)	(NAME)	
2626 Woodyhill Drive	4928 Franklin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37220	
(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, Roy Matlock, Sr. and Martha Matlock, Trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/93, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Grollnek, a single man and Michael D. Grollnek, a single man, as tenants in common with the right of survivorship 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. 230 on the Map of Joywood Heights, Section II, of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the West Margin of Woodyhill Drive at the corner of Lots Nos. 229 and 230; thence with the line between said lots 200.1 feet to a point; thence Northerly 35 feet to a point; thence westerly 30.3 feet to a point; thence northerly 30.3 feet to a point; thence with the line between Lots Nos. 230 and 231 easterly 226.7 feet to the westerly margin of Woodyhill Drive; thence southerly with the margin of said Woodyhill Drive 60 feet to the point of beginning. Source of this description: Taken from the deed of record cited in succeeding paragraph.

Being the same property conveyed to Roy Matlock, Sr. and Martha Matlock, Trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/03 by deed from Thelma Lannom and Laura Irvin, dated December 10, 1998, of record in Book 11265, page 51, re-recorded in Instrument No 20060217-0019448, Register's Office, Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 4155, page 448, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 2626 Woodyhill Drive, Nashville, TN 37207

(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.

File No. 60096
Witness our hands this 14th day of February, 2006.

Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/93

Roy Matlock Sr., Trustee

Martha Matlock, Trustee

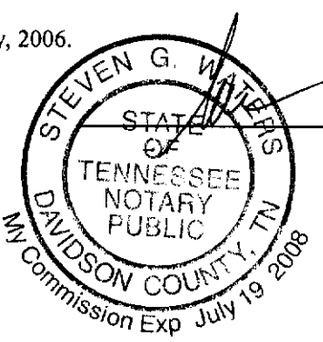
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Matlock, Sr. and Martha Matlock, Trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust dated 12/28/93, the bargainor(s), 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 this 14th day of February, 2006.

Commission expires:



Notary Public