File No. 60651

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Jones	Roy Matlock, Trustee	073 09 0 228.00
(NAME)	(NAME)	
103 Bellepointe Dr.	4928 Franklin Road	
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075	Nashville, TN 37220-1518	
(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 and Martha Matlock Joint Revocable Living Trust Agreement dated December 28, 1993, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Jones and wife, Louise Jones, 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. 4 of Cooper Lane Estates, of record in Plat Book 5200, page 567, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roy Matlock Sr. and Martha Matlock, Trustees of the Roy and Martha Matlock Joint Revocable Living Trust Agreement dated December 28, 1993 by deed from John G. Gray and wife, Mary F. Gray, dated April 28, 1995 and recorded on May 9, 1995 in Book 9667, page 76, Register's Office, Davidson County, Tennessee.

Subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4147, page 784, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2313-2315 Cooper Terrace, Nashville, TN 37216

(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 18th day of September, 2006.

Roy Matlock Sr., Trustee

Roy Matlock Sr., Trustee of the Roy and Martha Matlock Joint Revocable Living Trust Agreement dated December 28, 1993

Martha Matlock, Trustee

Martha Matlock, Trustee of the Roy and Martha Matlock Joint Revocable Living Trust Agreement dated December 28, 1993

Davidson County DEEDWARR
Recvd: 09/28/06 09:04 2 pg
Fees:13.00 Taxes:305.25

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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 and Martha Matlock Joint Revocable Living Trust Agreement dated December 28, 1993, 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 18th day of September, 2006.

Commission expires:

Notary Public

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