File No. 60964

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/06 07:40 2 pg
Fees:13.00 Taxes:357.75

20061228-0159731

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 $96,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 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 |
|---|---|---|
| Charles Randall Givan | Roy L. Matlock, Sr. and Martha H. Matlock, Trustees for the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement | 043 05 0 051.00 |
| (NAME) | (NAME) | |
| 819 A Brooks Avenue | 4928 Franklin Road | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | 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 L. Matlock, Sr. and Martha H. Matlock, Trustees for the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Randall Givan and Fawn Nabors, both unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 5, Resubdivision of Lots 5 through ½ of 8, Block A, Crestview Estates, as of record in Book 5190, Page 579, said Register's Office, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Roy L. Matlock, Sr. and Martha H. Matlock, Trustees for the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement by deed from Kerry A. Kruszewski and wife, Stacy A. Kruszewski, dated November 28, 1994 and recorded on December 2, 1994 in Book 9535, page 542, Register's Office, Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 819 A & B Brooks Avenue, Madison, TN 37115

(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 20th day of December, 2006.

Roy L. Matlock, Sr., Trustee for the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement

Martha H. Matlock, Trustee for the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement

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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 L. Matlock, Sr. and Martha H. Matlock, Trustees for the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement, 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 20th day of December, 2006.

Commission expires:




Notary Public