File No. 70284

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,354.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

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
Matthew B. Beadnell	Roy L. Matlock, Sr.	147 16 0 108.00
(NAME)	(NAME)	
364 Fairlane Drive	4928 Franklin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 L. Matlock Sr. and wife, Martha H. Matlock, Trustees, U/A/D December 28, 1993, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew B. Beadnell, an unmarried 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:

LAND in Davidson County, Tennessee, being Lot No. 325 on the Map of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 325 fronts 63 feet on the north side of Fairlane Drive and runs back 214 feet on the west line and 207.9 feet on the east line to a dead line in the rear on which is measures 63.2 feet.

Being the same property conveyed to Roy L. Matlock and wife, Martha H. Matlock by deed from Paul E. Johnson and wife, Loretta W. Johnson, dated July 12, 1966 and recorded on July 12, 1966 in Book 4034, Page 917, Register's Office, Davidson County, Tennessee. Quitclaim Deed to Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees, U/A/D December 28, 1993 of record in Book 9205, page 419, said Register's Office.

Roy L. Matlock and Roy L. Matlock, Sr. are one and the same person.

Davidson County DEEDWARR
Recvd: 05/03/07 14:58 2 pgs
Fees:13.00 Taxes:367.61

20070503-0053333

unimproved ☐

This is improved ☒ property, known as 364 Fairlane Drive, 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 1st day of May, 2007.

Roy L. Matlock Sr., Trustee, U/A/D December 28, 1993

Martha H. Matlock, Trustee, U/A/D December 28, 1993

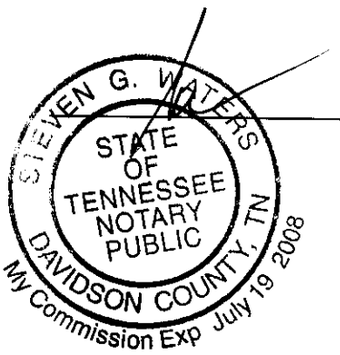
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STATE OF TENNESSEE

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 wife, Martha H. Matlock, Trustees, U/A/D 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 1st day of May, 2007.

Commission expires:



Notary Public