**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 01/29/09 10:00 2 pgs
Fees:13.00 Taxes:425.50
20090129-0007628

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Shelby Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shelby Abernathy | SAME | 062-02-0A-003.00 |
| (NAME) | (NAME) | |
| 2743 Riverbend Dr | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 | SAME | |
| (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, I, **Yolanda D. Matthews, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Abernathy** a Single Woman, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 2743 Riverbend Drive, Nashville, TN 37214
(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 28th day of January 2009.

Yolanda D. Matthews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Yolanda D. Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January 2009.

Commission expires:

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Notary Public

Return to
A Title Quest, LLC
25 Century Blvd.
Suite 405
Nashville, TN 37214

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 79B, on the Plan of the Re-subdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 19B, 80A and 80B, River Trace Estates, Phase One(1), Section One(1), of record in Plat Book 6900, pages 324 and 325, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to YOLANDA D. MATTHEWS, UNMARRIED, by deed from JEFFREY REININGER AND WIFE, MELANIE REININGER, of record as Instrument No. 20030829-0126094, dated August 28, 2003, said Register's Office.