Davidson County DEEDWARR
Recvd: 11/12/10 16:17 3 pgs
Fees:18.00 Taxes:991.60
20101112-0091031

WARRANTY DEED

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$268,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2010.

Notary Public

My commission expires: 9/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel W. Tulloh **Emily Day Tulloh**	Avenue Bank	**Map 103-05 Parcel 002.00**
808 Russleo Drive	3823 Cleghorn Avenue	
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen Jason Mathias and wife, Heather Osteen Mathias

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel W. Tulloh and wife, Emily Day Tulloh

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. 284, on the Plan of Horton Heights, Section "G", of record in Book 2133, Page 85, Amended in Book 3795, Page 282, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 284 fronts 165 feet on the northerly side of Russleo Drive and extends back between lines, 247 feet on the easterly side and 229 feet on the westerly side to a dead line in the rear, on which it measures 166.5 feet.

Being the same property conveyed to Stephen Jason Mathias and wife, Heather Osteen Mathias, by Warranty Deed dated April 15, 2005 from Shirley G. Brantley, unmarried, who acquired title as Shirely G. Brentley, of record in Instrument No. 20050426-0046391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **808 Russleo Drive, Nashville, TN 37209**

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 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/our hand(s) this **12th** day of **November, 2010.**

Stephen Jason Mathias

Heather Osteen Mathias

Stephen Jason Mathias

Heather Osteen Mathias

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen Jason Mathias and Heather Osteen Mathias,** the within named sellers, 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 at Nashville, Tennessee, this **12th** day of **November, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

