WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Emily K. Mathews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2011.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN Notary Public DAVIDSON COUNTY

File No.: AV-11-31

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily K. Mathews	SunTrust Mortgage, Inc.	71-4-173.00
(NAME)	(NAME)	
31 Gerald Street	401 Commerce St., Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NFTW, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **EMILY K. MATHEWS, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 42 on the Map of John L. Gordon's Subdivision, as of record in Book 843, Page 61, Register's Office for said County, and the northwest rectangular part of Lot No. 17 of the Map of Section 2, C.L. Morris Subdivision, as of record in Book 2133, Page 56, said Register's Office, described together as follows:

Beginning on the Easterly margin of Gerald Street at the Southwest corner of the property conveyed to Earl Groves and wife, by deed from Clyde L. Morris and wife, of record in Book 1715, Page 555, said Register's Office; thence with said Groves' Southerly line South 74° 32' East 65 feet to said Groves' southeast corner; thence South 71° 04' East 64.15 feet to an iron pin in the westerly line of the property owned by D. Buchanan; thence with his line South 21° 05' West 95.2 feet to a point in the northerly line of Lot No. 17 on said Plan of Section 2, C. L. Morris Subdivision; thence South 21° 05' West 8.75 feet to an iron pin; thence North 66° 33' West 129 feet to an iron pin which is 8.75 feet south of the northwest corner of Lot No. 17, said point being also in the easterly margin of said Gerald Street; thence with the easterly margin of said Street North 21° 05' East 89.8 feet to the beginning.

Being the same property conveyed to NFTW, LLC by Warranty Deed from Robbie Rowlett, dated January 12, 2010, of record in Instrument Number 20100114-0003547, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 31 Gerald Street, Nashville, TN 37207
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 8th day of April, 2011.

BILL GARRETT, Davidson County
Trans:T20110021062 DEEDWARR
Recvd: 04/11/11 09:15 2 pgs
Fees:13.00 Taxes:471.75
20110411-0027616

NFTW, LLC

BY: _____
Craig Gerdik, ~~Authorized~~ Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of April, 2011, before me personally appeared Craig Gerdik, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of NFTW, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of April, 2011.

_____
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171