WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-WR-11-2702

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Mathes	Larry Mathes	
2702 Mashburn Road (ADDRESS)	102 Bluegrass Cove (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	11911004700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NORMA R. MIDGETT AND NANCY GAIL NELSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY MATHES , MARRIED, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF MASHBURN HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROY L. COVINGTON, JR. AND WIFE, JUNE L. COVINGTON BY DEED FROM JOSEPH I. HINES, JR. AND WIFE, IMOGENE HINES, DATED 06/25/1976 AND FILED FOR RECORD ON 06/28/1976 IN BOOK 5039, PAGE 915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO ROBERT H. ANDERSON AND WIFE, EDNA M. ANDERSON BY DEED FROM ROY L. COVINGTON, JR. AND WIFE, JUNE L. COVINGTON, DATED 08/17/1978 AND FILED FOR RECORD ON 08/24/1978 IN BOOK 5329, PAGE 357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ROBERT H. ANDERSON HAVING SINCE DIED. BEING THE SAME PROPERTY CONVEYED TO EDNA M. ANDERSON AND NORMA R. MIDGETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM EDNA M. ANDERSON, A WIDOW AND ROSE ANN FELTS, TRUSTEE, DATED 07/02/1984 AND FILED FOR RECORD ON 07/03/1984 IN BOOK 6330, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EDNA M. ANDERSON HAVING SINCE DIED. BEING THE SAME PROPERTY CONVEYED TO NORMA R. MIDGETT AND NANCY GAIL NELSON BY DEED FROM NORMA R. MIDGETT, DATED 12/12/2005 AND FILED FOR RECORD ON 12/12/2005 IN INSTRUMENT 200512120148944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2702 Mashburn Road, Nashville, Tennessee 37210-0544
(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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110022482 DEEDWARR
Recvd: 04/15/11 15:45 2 pgs
Fees:13.00 Taxes:314.50

20110415-0029440

Witness my/our hand(s) this 14th day of April, 2011.

Norma R. Midgett by Nancy Gail Nelson

Norma R. Midgett by ~~Nall~~ Gail Nelson,
attorney in fact NANCY

Attorney in fact

Nancy Gail Nelson

Nancy Gail Nelson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Gail Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of April, 2011, before me personally appeared Nancy Gail Nelson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Norma R. Midgett and who acknowledged he/she/they executed the same as the free act and deed of the said Norma R. Midgett.

Witness my hand and official seal, this the 14th day of April, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903