Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of April, 2012.

Notary Public
Commission Expiration:

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Marilyn Mathis Bell
304 & 308 Wheeler Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Marilyn Mathis Bell
806 Quail Valley Dr
Brentwood, TN 37027

MAP-PARCEL:
Lot 1 - 13306006700
Lot 2 - 13306006600

WARRANTY DEED

FOR AND IN 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,

George Michael Mathis, Jr.

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marilyn Mathis Bell and husband, Bradford Bell

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 Lots Nos. 1 & 2 of the Map of D.M. Mincy's Addition to Flat Rock Subdivision, of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to In Mi Mathis on 06/25/1999, by deed from Abigail H. Spencer f/k/a Abigail C. Hewlett, filed for record on 07/12/1999 in Book 11568, page 561, Register's Office for Davidson County, Tennessee.

The said In Mi Mathis having died on October 8, 2006, said property passed to all the heirs at law of In Mi Mathis: George Michael Mathis, Jr. and Marilyn Bell Mathis.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: 304 & 308 Wheeler Avenue Nashville, TN 37211

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 I 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 I do further covenant and bind myself, my 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 25th day of April, 2012.

~~George Michael~~ Mathis, Jr.
MICHAEL GEORGE

Davidson County DEEDWARR
Recvd: 04/27/12 15:03 3 pgs
Fees:18.00 Taxes:129.50
20120427-0036278

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

(22)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~George Michael~~ Michael George **Mathis, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SAN DIEGO, California this 25 day of April 2012.

RICARDO ARROYO GUERRERO
COMM. #1816242
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 5, 2012

Notary Public
Commission Expiration: Oct 5, 2012

Certificate of Authenticity

I, Julia A. Hirt, 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 according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.