THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120083271 DEEDWARR Recvd: 11/01/12 10:54 2 pgs Fees:13.00 Taxes:355.20 20121101-0100438	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $96,000.00 Affiant Subscribed and sworn to before me, this 19th day of October, 2012. MARK A. KREBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 9 2016 Notary Public My Commission Expires: 1/9/16

WARRANTY DEED

Address New Owner: Kathy J. Garrison 5410 Illinois Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-10-0-370.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clarence N. Matthews** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathy J. Garrison** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Revised Plan of Section One, Morrow Meadows, as of record in Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the northerly margin of Illinois Avenue at the common corner of Lots 80 and 81; thence with the line between said lots, northwesterly 79.1 feet to a corner of Lot 82; thence with the line between Lots 81 and 82, northeasterly 77.6 feet to the westerly margin of Morrow Road; thence with the margin of the same southeasterly 71 feet to the beginning of a curve; thence with said curve, southerly and southwesterly 46.45 feet to a point on the northerly margin of Illinois Avenue; thence with the margin of the same, southwesterly 65.55 feet to the beginning.

Being the same property conveyed to CLARENCE N. MATTHEWS, by deed from LUTHER GOODMAN, of record as Instrument No. 20100825-0067313, dated August 25, 2010, said Register's Office.

Matters shown on the Plan of record as Plat Book 2083, page 105, said Register's Office.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

This is improved property located at 5410 Illinois Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2012.

Clarence N. Matthews

STATE OF FLORIDA)

COUNTY OF DUVAL)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Clarence N. Matthews,** the Grantor, with whom I am personally acquainted (or proved to me in 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 office this 19th day of October, 2012.

Notary Public
My Commission Expires: NOV 27TH 2015

RYAN MCCARTHY
Notary Public, State of Florida
Commission# EE 148740
My comm. expires Nov. 27, 2015