BILL GARRETT, Davidson County
Trans:T20130014382 DEEDWARR
Recvd: 02/21/13 08:08 3 pgs
Fees:18.00 Taxes:1572.50
20130221-0017188

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Justin Poff and Clair Spivey
2702 Westwood Avenue
Nashville TN 37212

SEND TAX BILLS TO:
Tennessee Bank+Trust
4007 Hillsboro Road
Nashville, TN 37215

MAP/PARCEL NO:
104-15-0-294.00

For good and valuable consideration received, **Dyer Anthony Matlock, Trustee of the Lucile Short Matlock Living Trust for Dyer Anthony Matlock, Clara Jean Rice, Nina Kay Smith and Contingent Alternate Beneficiaries U/A dated June 19, 2009, Devisee under the Last Will and Testament of Lucile Short Matlock, filed in Docket No. 12P646, Seventh Circuit Court of Davidson County, Tennessee, Probate Court,** by these presents does transfer and convey unto the Grantee, **Justin Rhett Poff, unmarried, and Clair H. Spivey, unmarried, as Tenants in Common with the Right of Survivorship**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Lucile S. Matlock**, described as follows:

Land in Davidson County, Tennessee, being the West 50 feet on the East 100 feet of the South half of Lot No. 35 on the Plan of Bel Air of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the North side of Westwood and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Dyer Matlock, Jr., and Lucile S. Matlock, by Deed from Charles L. Graham and wife, Rebecca N. Graham, of record in Book 2282, page 595, Register's Office for Davidson County, Tennessee, dated June 21, 1954, recorded on June 22, 1954. Dyer Matlock, Jr., having since died on November 19, 2007, predeceasing Lucile S. Matlock. The said Lucile S. Matlock having since died on March 30, 2012, leaving a Last Will and Testament filed in Docket No. 12P646, Seventh Circuit Court of Davidson County, Tennessee, Probate Court.

Further being the same property conveyed to Dyer Anthony Matlock, Trustee of the Lucile Short Matlock Living Trust for Dyer Anthony Matlock, Clara Jean Rice, Nina Kay Smith and Contingent Alternate Beneficiaries U/A dated June 19, 2009, devisee of Lucile S. Matlock, by Last Will and Testament filed in Docket No. 12P646, Seventh Circuit Court of Davidson County, Tennessee, Probate Court.

The said Lucile Short Matlock is one and the same as Lucile S. Matlock.

Dyer Anthony Matlock, Executor of the Estate of Lucile Short Matlock, joins herein to convey any and all interest the Estate of Lucile Short Matlock may have in the subject property.

This conveyance is subject to a) 2013 property taxes and subsequent, which are assumed by the grantee(s) herein; b) instruments of record in Plat Book 332, Page 6, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 2702 Westwood Ave, Nashville, Tennessee 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the

Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as the rightful heirs and Executor of the **Estate of Lucile Short Matlock**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 13TH day of FEBRUARY, 2013.

Estate of Lucile Short Matlock

BY: Dyer Anthony Matlock, executor
Dyer Anthony Matlock, Executor

Lucile Short Matlock Living Trust for Dyer Anthony Matlock, Clara Jean Rice, Nina Kay Smith and Contingent Alternate Beneficiaries U/A dated June 19, 2009

BY: Dyer Anthony Matlock, Trustee
Dyer Anthony Matlock, Trustee

STATE OF Florida
COUNTY OF Brevard

On this the 13 day of February, 2013, before me personally appeared **Dyer Anthony Matlock, Trustee for Lucile Short Matlock Living Trust for Dyer Anthony Matlock, Clara Jean Rice, Nina Kay Smith and Contingent Alternate Beneficiaries U/A dated June 19, 2009**, Heir of the Estate of Lucile Short Matlock, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13 day of February, 2013.

Sharon G. Hamner
Notary Public
My Commission Expires: 05-14-27

SHARON G. HAMNER
MY COMMISSION # DD 961303
EXPIRES: May 27, 2014
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Brevard

On this the 13 day of February, 2013 before me personally appeared **Dyer Anthony Matlock** as the **Executor of the Estate of Lucile Short Matlock**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal, this the 13 day of February, 2013.

Sharon G. Hamner
Notary Public

SHARON G. HAMNER
MY COMMISSION # DD 961303
EXPIRES: May 27, 2014
Bonded Thru Notary Public Underwriters

My Commission Expires: 5-27-14

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this the 13th day of February, 20 13.

Notary Public
My Commission Expires: 10/15/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY