WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035311 DEEDWARR
Recvd: 04/30/13 09:12 2 pgs
Fees:13.00 Taxes:333.00
20130430-0042728

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $90,000.00.

Affiant

Subscribed and sworn to before me this 22 day of April, 2013

Notary Public
My Commission expires: 2.17.14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tim Mathews	same	083-01-0-152.00
15245 El Capitan Real Lane		
El Cajon, CA 92021		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kyne Marshall**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tim Mathews, married,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the east one-half of Lot Number 9 in W.H. Hyronnemus Plan on the plan of , of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said east one-half of Lot Number 9 fronts 50 feet on the south side of Sharpe Avenue and runs back between lines 168 feet to an alley in the rear, and also with the west margin of an alley on the east side.

Being the same property conveyed to Kyne Marshall, by deed from The Secretary of Housing and Urban Development of Washington, D.C., on March 2, 2011, of record in Instrument Number 20110311-0019403, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 174, Register's Office Davidson County, Tennessee.

This is improved property known as: **1040 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 22, 2013.

Kyne Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyne Marshall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 22, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY