WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038364 DEEDWARR
Recvd: 05/08/13 10:20 2 pgs
Fees:13.00 Taxes:887.63

20130508-0046379

B-KW-13-133

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hammitt Matthews, Jr.	new owner	
133 Spring Valley Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		095-04-0-234.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 KELLY K. JONES AND WIFE, ANGELA R. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT HAMMITT MATTHEWS, JR. AND TRACY DEAL MATTHEWS, HUSBAND AND WIFE, 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 PART OF LOT NOS. 71, 72 AND 73 (ERRONEOUSLY REFERRED TO AS ALL OF LOT NOS. 71, 72 AND 73 ON PREVIOUS DEED), ON THE MAP OF BLUEFIELDS OF RECORD IN PLAT BOOK 843, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY Z.J. WILKINSON, SURVEYOR, DATED JULY 10, 1950, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SPRING VALLEY ROAD, 50 FEET NORTH OF THE COMMON CORNER OF LOT NOS. 71 AND 72; THENCE SOUTH 75 DEGREES 53 MINUTES EAST 306 FEET TO A POINT; THENCE SOUTH 14 DEGREES 49 MINUTES WEST 80 FEET TO A POINT; THENCE NORTH 81 DEGREES 33 MINUTES WEST 284.1 FEET TO A POINT IN THE EAST MARGIN OF SPRING VALLEY ROAD, WHICH IS 60 FEET SOUTH OF THE CORNER OF LOT NOS. 71 AND 72; THENCE WITH THE MARGIN OF SPRING VALLEY ROAD, NORTHERLY 110 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY CRAYTOR SCHNEIDER BY QUITCLAIM DEED OF CORRECTION OF RECORD AT INSTRUMENT NO. 20060124-0008812, CORRECTING DEED OF RECORD IN INSTRUMENT NO. 20010521-0052159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 6, 2006 AND RECORDED ON JANUARY 24, 2006.

BEING THE SAME PROPERTY CONVEYED TO KELLY K. JONES AND WIFE, ANGELA R. JONES BY DEED FROM MARY CRAYTOR SCHNEIDER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20130110-0003099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 7, 2013 AND RECORDED ON JANUARY 10, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 34; BOOK 4834, PAGE 379, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 133 Spring Valley Road, Nashville, Tennessee 37214
(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.

Witness my/our hand(s) this 1st day of May, 2013.

Kelly K. Jones

Angela R. Jones

STATE OF Tennessee
COUNTY OF Davidson

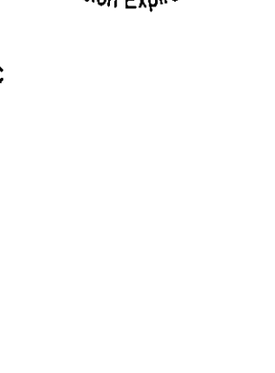
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly K. Jones and Angela R. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 1st day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)



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