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BILL GARRETT, Davidson County
Trans:T20130048979 DEEDWARR
Recvd: 06/11/13 14:59 3 pgs
Fees:18.00 Taxes:525.40
20130611-0059480

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF JUNE, 2013. Notary Public MY COMMISSION EXPIRES: May 8, 2017. (AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cranston J. Nelson, Margaret Nelson **And** **Nancy N. Moore**	**Cranston J. Nelson, Margaret Nelson and Nancy N. Moore**	**142070C105.00**
(NAME) **229 Myhr Green**	(NAME) **229 Myhr Green**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, Tennessee 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James L. Mathews and wife, Wanda Phillips Mathews**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cranston J. Nelson and wife Margaret Nelson and Nancy N. Moore joint tenants with right of survivorship**, 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:

See Exhibit "A" attached hereto and made a part hereof:

Being the same property conveyed to James Mathews, and wife Wanda Mathews by deed dated June 19, 2002 from Edna P. Harber, a widow of record in Instrument No. 20020621-0074878, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **229 Myhr Green, Nashville, TN 37221**

(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 GRANTEES, their heirs and assigns forever; and we 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 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 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 our hands this 7th day of June, 2013.

James L. Mathews
James L. Mathews

Wanda Phillips Mathews
Wanda Phillips Mathews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **James L. Mathews and wife, Wanda Phillips Mathews** whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2013.

Commission expires: May 8, 2017



I. Dyke Tatum Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 105 on the Plan of Ashley Green, a horizontnal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (TCA Section 66-27-101 through 66-27-123; herein referred to as the "ACT" and provisions of the Master Deed for Ashley Green, of record in Book 7184, page 71, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit. ato which reference is hereby made for a more complete and accurate legal description.

TOGETHER with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Said property is conveyed subject to the provisions and requirements of the Act and all covenants, conditions, restrictions, easements, provisions of the Master Deed, matters set forth on the Boundary Plat of Ashley Green of record in Book 6900, page 24, said Register's Office and easements of record in Book 5374, page 511, Book 5407, page 643 and Book 6483, page 907, said Register's Office.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD