Prepared by:
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102 N. Main
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File: 13070043

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF July, 20 13.

NOTARY PUBLIC

My Commission expires: 9 Feb 16

Address of New Owner
Garrett A. Mathieson and wife,
Doris Mathieson
1602 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
Same

Tax Information:
083-13-0-427.00

BILL GARRETT, Davidson County
Trans:T20130065341 DEEDWARR
Recvd: 07/31/13 10:15 2 pgs
Fees:13.00 Taxes:910.20
20130731-0079649

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Freda Gardner Fuller and Robert Charles Fuller, Wife and Husband,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Garrett A. Mathieson and wife, Doris Mathieson,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 and the easterly 10 feet 4 inches of Lot No. 73 on the Map of Lindsley's Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24 of the Chancery Court at Nashville.

Said lot and part of lot adjoin and front together 60 feet 4 inches on the south side of Fatherland Street and run back between lines 153.2 feet more or less on the west line of Lot No. 74, and 153 feet 10 inches more or less on the west line of part of Lot No. 73 to an alley in the rear and measures 60 feet 4 inches thereon.

Being the same property conveyed to Andrew Britton Gardner et ux Freda Ann Gardner, by Deed from Leland D. Watts et ux Winnifred A. Watts, dated 10/30/1986 and recorded on 11/26/1986 in Book 7051, Page 915, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Freda Ann Gardner upon the death of her husband, Andrew Britton Gardner, by reason of their tenancy by the entirety. Freda Ann Gardner has remarried and is now known as Freda Gardner Fuller. Robert Charles Fuller joins in this deed to consent to said conveyance and convey any interest he may have in said property as the spouse of Freda Gardner Fuller

This is improved property generally located:
1602 Fatherland Street, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2013 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plan Book 2, page 24 , Chancery Court at Nashville, Davidson County, Tennessee, to which reference is made for a more complete description.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Freda Gardner Fuller and Robert Charles Fuller** has/have caused this instrument to be executed, this the 29 day of July, 2013.

Freda Gardner Fuller

Freda Gardner Fuller

Robert Charles Fuller

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Freda Gard er Fuller and Robert Charles Fuller,** 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.

This the 29 day of July 2013

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY