Return to: Bridgehouse Title

(1)

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 82-4-382

NAME & ADDRESS OF NEW OWNER:
Nancy C. Floyd and Kyle W. Floyd
905 Petway Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
SWBC Mortgage Corporation
9311 San Pedro, Ste 100
San Antonio, TX 78216

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TIM MATHEWS, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NANCY C. FLOYD AND KYLE W. FLOYD, WIFE AND HUSBAND,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING the west 17 1/2 feet of Lot No. 7 and the east 32 1/2 feet of Lot No. 8 of the James Burns Subdivision as of record in Book 421, Page 40, Register's Office of Davidson County, Tennessee. Said part of said lots fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Tim Mathews, by Quitclaim Deed from Michelle Monique Mathews, dated 01/09/2013, recorded on 02/19/13, appearing of record in Instrument No. 20130219-0016303, of the Register's Office of Davidson County, Tennessee.

PREVIOUSLY BEING the same property conveyed to Tim Mathews, Married, by Warranty Deed from Mark Turner and Wife, Kimberly P. Turner, dated 12/05/2012, recorded on 12/06/12, appearing of record in Instrument No. 20121206-0112243, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Cabinet 421, page 40, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Subject property is neither the principal residence of the Grantor nor his spouse or any dependent.

This is improved property known as 905 Petway Ave., Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20130084561 DEEDWARR
Recvd: 10/01/13 09:48 3 pgs
Fees:18.00 Taxes:893.55

20131001-0102720

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26 day of September, 2013

Tim Mathews

LINDA HAVLICHEK
Commission # 1920299
Notary Public - California
San Diego County
My Comm. Expires Jan 3, 2015

STATE OF CALIFORNIA)
COUNTY OF San Diego)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tim Mathews, the within named bargainors, ~~with whom I am personally acquainted~~, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26 day of Sept., 2013.

NOTARY PUBLIC

My Commission Expires: Jan. 3, 2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $241,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this See attached certificate day of _____, 2_____.

NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any)

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 26 (Date) day of Sept. (Month), 2013 (Year), by
(1) Tim Mathews (Name of Signer),
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)
(and
(2) _____ (Name of Signer),
proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Linda Havlichek (Signature of Notary Public)

LINDA HAVLICHEK
Commission # 1920299
Notary Public - California
San Diego County
My Comm. Expires Jan 3, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: Warranty Deed-Affidavit

Document Date: 26 Sept. 2013 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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