# WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Roy L Matlock Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Roy L. Matlock, Sr. | NEW OWNER | Parcel ID: |
| 4928 Franklin Pk. | | 13311010800 |
| Nashville, TN 37220 | | |

FOR AND IN 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

**Thomas A. Cavanagh and wife, Stephanie M. Cavanagh**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Roy L. Matlock, Sr. and Martha H. Matlock, Trustees of the Roy L. Matlock, Sr. and Martha H. Matlock Joint** *
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:

Being Lot No. 88 on the Plan of Section Two, Valley View Meadows, of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas A. Cavanagh, Jr. and wife, Stephanie M. Cavanagh by deed from Thomas G. Thompson and wife, Charlene E. Thompson, of record in Book 10900, Page 342, dated April 24, 1998, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3770, Page 314, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 60, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 293 Cathy Jo Drive, Nashville, TN 37211

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 30th day of September, 2013.

Thomas A. Cavanagh

Stephanie M. Cavanagh

BILL GARRETT, Davidson County
Trans:T20130084677 DEEDWARR
Recvd: 10/01/13 11:38 2 pgs
Fees:13.00 Taxes:521.70
20131001-0102846

*Revocable
Living Trust Agreement dated December 28, 1993 and revised February 22, 2008 and revised August 17, 2012.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Cavanagh and Stephanie M. Cavanagh, 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 at Nashville, Tennessee this 30th day of September, 2013.

My Commission Expires: 7-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.