BILL GARRETT, Davidson County
Trans:T20130085978 DEEDWARR
Recvd: 10/04/13 10:48 2 pgs
Fees:13.00 Taxes:1073.00
20131004-0104457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 290,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2013.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MATTHEW GORDON **LINDSAY GORDON**	**NEW OWNER**	**11811003300**
2823 AZALEA PLACE	**SAME**	
NASHVILLE, TN 37204		

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 ACKNOWLEDGE, WE,

NAYLOR PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW GORDON and LINDSAY GORDON, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being all of Lot No. 29 of Block B, on the plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Naylor Properties, LLC, by Warranty Deed from Agnes M. Hicks, unmarried, dated 05/24/2012 recorded on 05/30/2012 in Instrument No. 20120530-0046695 said Register's Office for said County.

Also being the same property conveyed to Benjamin W. Hicks and wife, Agnes M. Hicks by Deed from J. William Hund and wife, Aleene A. Hund, dated 05/30/1952 and filed for record on 06/04/1952 in Book 2084, Page 227, Register's Office for Davidson County, Tennessee. The said Benjamin W. Hicks having since died on February 24, 1998, leaving Agnes M. Hicks his sole surviving spouse. The said Agnes M. Hicks is also known as Agnes J. Hicks.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2823 AZALEA PLACE, NASHVILLE, TN 37204.

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 in 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 my/our hand(s) this 1st day of October, 2013.

NAYLOR PROPERTIES, LLC
BY: STUART C. NAYLOR
ITS: AGENT

NAYLOR PROPERTIES, LLC
BY: CAROLINE C. NAYLOR
ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Stuart C. Naylor and Caroline C. Naylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the agent and member of Naylor Properties, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as agent (or other authorized officer).

Witness my hand, at office, this 1st day of October, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY