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

MAP/GROUP/PARCEL 072060030300

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Tim Mathews
15425 El Capitan Real Lane
El Cajon, CA 92021

SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20130094737 DEEDWARR
Recvd: 11/06/13 09:36 2 pgs
Fees:13.00 Taxes:407.00
20131106-0115004

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, **REGINA SAMUELS, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **TIM MATHEWS, MARRIED,** "Grantee(s)", his 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 Westerly part of Lot No. 7 on the Plan Of Inglewood Place, of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee. Said part of Lot No. 7 fronts 50 feet on the Southerly side of Kirkland Avenue and runs back 188.1 feet on the westerly line and 186 feet, more or less, on the easterly line, to the northerly line of Kenmore Place, measuring 50 feet thereon.

BEING the same property conveyed to Bobby R. Samuels and Wife, Regina Samuels, by Warranty Deed from J.T. Williams, and wife, Eve Williams, dated 03/14/1990, appearing of record in Book 8066, page 889, of the Register's Office of Davidson County, Tennessee. The said Bobby R. Samuels having since died on December 6, 2012 leaving Regina Samuels the surviving tenant by entirety.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 332, page 101; Easement to Metro Goverment/Nashville of record in Instrument No. 4283-354; all in the 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.

This is improved property known as 1122 Kirkland Ave, Nashville, TN, 37216.

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), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she 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).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his 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 25 day of October, 2013.

Regina Samuels

Regina Samuels

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of October, 2013.

Kelly Dorsey

NOTARY PUBLIC

My Commission Expires: 5-20-17

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lucia Hurtt

AFFIANT

Sworn to and subscribed before me this 25 day of October, 2013.

Kelly Dorsey

NOTARY PUBLIC

My Commission Expires: 5-20-17

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY