Send Tax Statements To:
New Owner

Name and Address of New Owner:
Romona L. Douglas-Matlock
909 Havenhill Drive
Nashville, TN 37217

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

From Information Furnished By

Map and Parcel: 106-15-0-030.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 of which is hereby acknowledged, the undersigned, **HELEN M. WILLIAMS, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **ROMONA L. DOUGLAS-MATLOCK, unmarried,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 47, on the plan of Hill-N-Dale Acres, according to plat and survey appearing of record in Plat Book 2900, page 33 and 34, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Helen M. Williams, by deed from Helen M. W. Rucker Williams, dated May 17, 2013, appearing of record in Instrument Number 20130523-0052023, of the Register's Office of Davidson County, Tennessee
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 2959, page 213; Per Quitclaim Deed Granville Williams died on June 09, 2011; and to any and all matters shown on said plat and survey of record in Plat Book 2900, page 33 and 34; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ROMONA L. DOUGLAS-MATLOCK, unmarried,** her heirs and assigns, forever.

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

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

BILL GARRETT, Davidson County
Trans:T20130095184 DEEDWARR
Recvd: 11/07/13 10:03 2 pgs
Fees:13.00 Taxes:314.50
20131107-0115514

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of October, 2013.

Helen M. Williams

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Helen M. Williams,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 31st day of October, 2013.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 7-30-2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00, 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 31st day of October, 2013.

NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY