THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120080**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,950.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130108007 DEEDWARR
Recvd: 12/31/13 11:15 2 pgs
Fees:13.00 Taxes:1420.62
20131231-0131164

WARRANTY DEED

Address New Owner: Margaret Ellen Parker 3016 23rd Ave S Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11702016900

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, **Pamela Ann Matthews, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Ellen Parker**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly 70 feet of Lot No. 11, Block 3, on the plan of W. V. Davidson's Hillsboro Highlands, Sections 2 & 3, of record in Book 843, Page 23, Register's Office for said County.

Said part of said Lot No. 11 fronts 70 feet on the Easterly margin of 23rd Avenue South and extends back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Pamela Ann Matthews, unmarried by Warranty Deed from William Scott Nickels and wife, Kelly J. Nickels, recorded on the 21st day of July, 1999 in Deed Book 11581, Page 223, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. V. DAVIDSON'S HILLSBORO HIGHLANDS SECTION 2 & 3, as recorded in Plat Book 843, Page(s) 23.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3016 23rd Ave S Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Joel Christopher Hayes, husband of Pamela Ann Matthews, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2013.

Pamela Ann Matthews

Joel Christopher Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Ann Matthews and Joel Christopher Hayes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2013.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014