# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140007868 DEEDWARR
Recvd: 02/04/14 08:23 2 pgs
Fees:13.00 Taxes:129.50
20140204-0009601

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Frankie A. Matthews | NEW OWNER | 09207022300 |
| (NAME) | (NAME) | |
| 1337 Pee Dee Branch Road | | |
| (ADDRESS) | (ADDRESS) | |
| Cottontown, TN 37048 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eric Sox and George Brandt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frankie A. Matthews and Mickey C. Matthews, 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. 10, on the Plan of T. J. Hardin's Subdivision of Lot No. 6 of the Elizabeth Harding Lytle Tract, as shown on plat of record in Plat Book 161, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 10 fronts 50 feet on the Easterly side of Rampart Street, and runs back between parallel lines 108 feet to an alley.

Being the same property conveyed to Eric Sox and George Brandt by deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument 20140130-0008448, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 161, Page 11, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 750 22nd North Court, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of February, 2014.

Eric Sox

George Brandt

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 3rd day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Sox and George Brandt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public

PAM S. ATKINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON