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 07207000700

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jeremy Ellis
1149 Kirkland Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
F & M Bank
50 Franklin St.
Clarksville, TN 37040

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, **TIM MATHEWS, MARRIED***, "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JEREMY ELLIS, 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 easterly 69 feet of Lot 34 on the Plan of Inglewood Place, as recorded in Book 332, Page 101, in the Register's Office of Davidson County, Tennessee.

Said easterly 69 feet of Lot No. 34 fronts 69 feet on the northerly side of Kirkland Drive and runs back between parallel lines with the westerly margin to Katherine Street, 189.75 feet to a dead line. Subject to all matters of record.

BEING the same property conveyed to Tim Mathews, a Married Man, by Quitclaim Deed from Michelle Monique Mathews, dated 08/26/2013, appearing of record in Instrument Number 20130904-0093387, of the Register's Office of Davison County, Tennessee.

BEING the same property conveyed to Tim Mathews, a Married Man as His Sole and Seperate Property by Deed from Residential Recovery Capital Holdings #2, LLC, a Texas Limited Liability Company, dated 08/23/2013, recorded in Instrument Number 20130904-0093386, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 332, page 101, 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.

***The property is not the residence of seller or seller's spouse.**

This is improved property known as 1149 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 he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his 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 claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans: T20140008179 DEEDWARR
Recvd: 02/04/14 14:32 3 pgs
Fees: 18.00 Taxes: 888.00

20140204-0009972

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 30th day of JANUARY, 2014.

Tim Mathews

STATE OF CALIFORNIA)
)
COUNTY OF Stanislaus

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30 day of Jan, 2014.

NOTARY PUBLIC

My Commission Expires Oct 13, 2015

VP01 PAULA C. HIPOLITO COMM. #1956255 NOTARY PUBLIC - CALIFORNIA STANISLAUS COUNTY My Comm. Expires October 13, 2015 VP01

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00 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 30TH day of JANUARY 2013.

NOTARY PUBLIC

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Stanislaus

On 1-30-2014 (Date) before me, Paula C. Hipolito, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Tim Mathews (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PAULA C. HIPOLITO
COMM. #1956255
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires Octobe: 13, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tim Mathews	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☑ Individual	☑ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: Self	Signer Is Representing:

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Item #5907