BILL GARRETT, Davidson County
Trans:T20140015405 DEEDWARR
Recvd: 03/06/14 11:02 2 pgs
Fees:13.00 Taxes:499.50

20140306-0018874

WARRANTY DEED

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00.

Tricia Hurth
Affiant

Subscribed and sworn to before me, this the 4th day of March, 2014.

Kelly Dorsey
Notary Public

My commission expires: 5.20.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tim Mathews	New Owner	Map 82-08 Parcel 369-00
15425 El Capitan Real Lane		
El Cajon, CA 92021		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julia M. Batson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tim Mathews, married

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 the northwesterly part of Lot No. 55 on the Plan of Stratton & Seymour's Addition to Nashville, as of record in Book 57, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Seymour Avenue and Bailey Street, formerly Johnson Avenue, now Laurent Street, being the northwest corner of said Lot No. 55; thence with the southerly margin of Seymour Avenue, easterly 75 feet to the northwest corner of a part of said lot conveyed by W. J. Bell to Joseph A. Bell; thence with Joseph A. Bell's westerly line, southwardly 150 feet to the northerly margin of a proposed alley; thence with the northerly margin of said proposed alley, westwarly 75 feet to the easterly margin of Johnson Avenue; thence with the easterly margin of said Avenue, northwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to Julia M. Batson, by Deed from Evie M. Oldham, of record in Book 5631, Page 932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1000 Seymour Ave, Nashville, TN 37207**

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 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 my/our hand(s) this 4th day of March, 2014.

Julia M. Batson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julia M. Batson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **March, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17