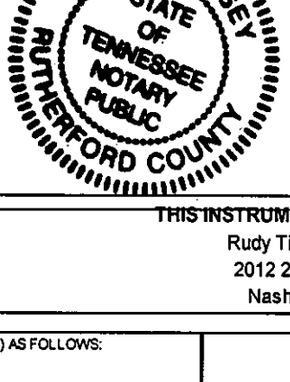
WARRANTY DEED



B-VRES-14-522

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5·20·17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Mathews	New Owner (NAME)	
15425 El Capitan Real Lane (ADDRESS)	(ADDRESS)	
El Cajon, CA 92021 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	94-1-3.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHIRLEY FAYE EBERHART, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY M. MATHEWS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 15 ON MAYLINE WEAKLEY'S PLAN OF CONFEDERATE HILLS SUBDIVISION OF LOT NO. 26 HOBSON'S ADDITION TO EDGEFIELD AS OF RECORD IN BOOK 332, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 15 FRONTS 50.0 FEET ON THE WESTERLY SIDE OF 11TH STREET, FORMERLY SMITH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 200.0 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY FAYE EBERHART, UNMARRIED BY WARRANTY DEED FROM FRANK GRIFFIN, JR. AND WIFE, HAZEL P. GRIFFIN, RECORDED ON THE 20TH DAY OF AUGUST, 1993 IN DEED BOOK 9053, PAGE 224, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE(S) 134, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 522 South 11th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140015407 DEEDWARR
Recvd: 03/06/14 11:05 2 pgs
Fees:13.00 Taxes:434.75

20140306-0018875

Witness my/our hand(s) this 28th day of February, 2014.

Shirley Faye Eberhart

Shirley Faye Eberhart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY FAYE EBERHART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2014.

Notary Public
My Commission Expires: 8-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903