RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

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 07213005800

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Timothy Wayne Mercer
1004 Cahal Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Cornerstone Home Lending, Inc.
1177 West Loop South, Suite 200
Houston, TX 77027

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 **TIMOTHY WAYNE MERCER, A SINGLE MAN, AND SAMANTHA J. CUMMINGS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 59, on the Plan of Trevecca Subdivision of Renraw, according to plat and survey of same appearing of record in Plat Book 421, pages 72-73, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

SAID Lot No. 59 fronts 50 feet on the southerly side of Cahal Avenue and runs back between parallel lines in a southerly direction 150 feet to a 15 foot alley.

BEING the same property conveyed to Tim Mathews, by Quitclaim Deed from Michelle Monique Mathews, dated 06/19/2013, appearing of record in Instrument Number 20130701-0067632, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Tim Mathews, Married, by Warranty Deed from Robert R. Chapman and wife, Elizabeth Chapman, dated 06/14/2013, appearing of record in Instrument Number 20130624-0064518, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Robert R Chapman, unmarried, by Warranty Deed from Michael Collier, married, dated April 28, 2006, appearing of record in Instrument Number 20060510-0055084, of the Register's Office of 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.

Subject property is neither the principal residence of the Grantor nor his spouse or any dependant.

This is improved property known as 1004 Cahal Ave., Nashville, TN, 37206.

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 the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20140030146 DEEDWARR
Recvd: 05/02/14 09:34 3 pgs
Fees:18.00 Taxes:943.50



20140502-0037178

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 25th day of April, 2014.

Tim Mathews

STATE OF CALIFORNIA)
)
COUNTY OF _____)

NOTARY CERTIFICATE ATTACHED

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 _____ day of _____, 2_____.

NOTARY PUBLIC

My Commission Expires: _____

State of Tennessee AFFIDAVIT **County of Davidson**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Denise L. Gregory
AFFIANT

Sworn to and subscribed before me this 25th day of April, 2014

Sandy Balent
NOTARY PUBLIC

My Commission Expires: 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SAN DIEGO

On April 25, 2014 (Date) before me, THOMAS C. HARRISON, 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.

THOMAS C. HARRISON
Commission # 1927992
Notary Public - California
San Diego County
My Comm. Expires Apr 3, 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: Thomas C Harrison (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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	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: _____	Signer Is Representing: _____

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