RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 235,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2014.

Notary Public

My commission expires: 12-23-14

JESSICA KIMBRO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140034645 DEEDWARR
Recvd: 05/19/14 10:18 3 pgs
Fees:18.00 Taxes:869.50
20140519-0042740

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CRAIG MATTHEWS	**CRAIG MATTHEWS**	**13201002000**
61 STONE CREEK DRIVE	**61 STONE CREEK DRIVE**	
LEMONT, IL 60439	**LEMONT, IL 60439**	

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

WILLIAM L. BULLINGTON, SR, TIMOTHY WAYNE BULLINGTON, CHARLES EDWARD BULLINGTON, JR AND MARY B. MILAM

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

CRAIG MATTHEWS, A MARRIED MAN

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 PART OF LOTS NOS. 8 AND 9 OF BLOCK 15 ON THE PLAN OF COLLEGE PARK, AS OF RECORD IN BOOK 843, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER ACCORDING TO A SURVEY MADE BY E.L. MILLER, JR AND COMPANY, MAY 16, 1961, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 10TH AVENUE SOUTH OR LEALAND LANE, FORMERLY NASHVILLE RAILWAY AND LIGHT COMPANY GLENDALE CAR LINE RIGHT-OF-WAY AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT H. WRIGHT AND WIFE, BY DEED FROM HARVEY G. CRAWFORD AND WIFE, OF RECORD IN BOOK 3000, PAGE 267, SAID REGISTER'S OFFICE; THENCE WITH SAID AVENUE NORTH 17° 15' EAST 144.8 FEET ON THE SOUTHERLY MARGIN OF BELVIDERE DRIVE; THENCE WITH THE SAME NORTH 87° 15' WEST 174 FEET; THENCE SOUTH 32° 30' WEST 102 FEET; THENCE SOUTHEASTERLY 196 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES EDWARD BULLINGTON AND WIFE, MARY C. BILLINGTON BY WARRANTY DEED FROM HARVEY CRAWFORD AND WIFE, EUNICE S. CRAWFORD DATED 05/8/62 AND RECORDED ON 06/14/62 IN BOOK 3400, PAGE 458, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SAID CHARLES EDWARD BULLINGTON DIED ON JULY 09, 1996 PER CERTIFICATE OF DEATH DATED JULY 11, 1996, TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT. THE SAID MARY C BULLINGTON DIED ON MARCH 17, 2013 PER CERTIFICATE OF DEATH DATED MARCH 19, 2013, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. MARY C BULLINGTON IS SURVIVED BY

CHILDREN MARY B MILAM, WILLIAM L BULLINGTON, SR, TIMOTHY WAYNE BULLINGTON, AND CHARLES EDWARD BULLINGTON, JR.

Being the same property conveyed to Mary B. Milam, William L. Bullington, Sr., Timothy Wayne Bullington and Charles Edward Bullington by Affidavit of Heirship dated 10/11/13 and recorded on 5-19-14 in Instrument Nos. 20140519-0043736 and 20140519-0043737, said Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 4025 LEALAND LANE, NASHVILLE, TN 37204.

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 in 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 14th day of May, 2014.

William L. Bullington Sr.

WILLIAM L BULLINGTON, SR.

Charles Edward Bullington Jr.

CHARLES EDWARD BULLINGTON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM L BULLINGTON, SR., and CHARLES EDWARD BULLINGTON, JR, the within named Grantor(s), 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, at office, this 14th day of May, 2014.

Sharon Hackett

Notary Public

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-3-2017

Timothy Wayne Bullington By Charles Edward Bullington Jr. P.O.A.

TIMOTHY WAYNE BULLINGTON
BY CHARLES EDWARD BULLINGTON AS HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CHARLES EDWARD BULLINGTON** to me known to be the person who executed the foregoing instrument in behalf of **TIMOTHY WAYNE BULLINGTON** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **TIMOTHY WAYNE BULLINGTON**.

Witness my hand, at office, this 14th day of May, 2014.

Sharon Hackett

Notary Public

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-3-2017

Mary B. Milam
By Charles Edward Bullington Jr. P.O.A.

MARY B. MILAM
BY CHARLES EDWARD BULLINGTON AS HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the State and County aforesaid, personally appeared **CHARLES EDWARD BULLINGTON** to me known to be the person who executed the foregoing instrument in behalf of **MARY B. MILAM** as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **MARY B. MILAM**.

Witness my hand, at office, this 14th day of May, 2014.

Sharon Hackett
Notary Public

My Commission Expires: 7-3-2017

