This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 08301015200

NAME & ADDRESS OF NEW OWNER:
James David Centers, II
1040 Sharpe Ave
Nashville, TN 37206

SEND TAX BILLS TO:
NEW Owner

RETURN: **BANKERS TITLE**
3310 West End Ave., Suite 540
Nashville, Tennessee 37203

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 **JAMES DAVID CENTERS, II, UNMARRIED,** "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 all of Lot No. East One Half of Lot Number 9, on the Plan of W. H. Hyronnemus Plan, as shown by plat appearing of record in Plat Book 161, page 174, 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 East One Half Lot Number 9 fronts 50 feet on the South side of Sharpe Avenue and runs back between lines 168 feet to an alley in the rear, and also with the west margin of an alley on the east side.

BEING the same property conveyed to Tim Mattews, by Quitclaim Deed from Michelle Monique Matthews, dated April 23, 2013, appearing of record in Instrument Number 20130430-0042729, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Tim Matthews, married, by Warranty Deed from Kyne Marshall, dated April 22, 2013, appearing of record in Instrument Number 20130430-0042728, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 161, page 174, 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 subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This is improved property known as 1040 Sharpe 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).

BILL GARRETT, Davidson County
Trans:T20140035100 DEEDWARR
Recvd: 05/20/14 12:40 3 pgs
Fees:18.00 Taxes:1071.15
20140520-0043334

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.

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 ____ day of May 16th, 2014.

Tim Mathews

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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_____.

- See the attached Acknowledgement -

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,500.00 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 19th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego }

On 5/16/14 (Date) before me, M. Rodriguez, 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.

M. RODRIGUEZ
Commission # 1971843
Notary Public - California
San Diego County
My Comm. Expires Mar 11, 2016

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: M Rodriguez (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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