BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140064814 DEEDWARR
Recvd: 09/02/14 11:21 2 pgs
Fees: 13.00 Taxes: 666.00
20140902-0079657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

+Vivian Cantrell Butturini
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian Cantrell Butturini, Trustee	New Owner	
(NAME) 1027 Todd Preis	(NAME)	142-5C-36 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **LISA WELLS MATTSON, MARRIED, AND CLAYTON J. MATTSON, UNMARRIED AND COTY E. MATTSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIVIAN CANTRELL BUTTURINI, TRUSTEE OF THE VIVIAN CANTRELL BUTTURINI REVOCABLE LIVING TRUST U/A/D MAY 11, 1994**, 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:

A certain Condominium Unit in Davidson County, Tennessee, being Unit NoU-401, together with the carport designated No. U-401-C, in a Horizontal Property Regime of River Plantation, Section Four, Phase One, of record in Book 4860, page 16, 17, 18 and 19, and as amended in Book 4860, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to James E. Wells and wife, Ruth E. Wells by Deed from Gail D. Webb, unmarried of record in Book 9841, page 949, said Register's Office. James E. Wells has since died vesting title solely in Ruth E. Wells. Ruth E. Wells is now deceased. Lisa Wells Mattson as to ½ undivided interest, Clayton J. Mattson, as to a ¼ undivided interest and Coty E. Mattson, as to a ¼ undivided interest are the devisees under the Will of Ruth E. Wells probated under Docket No. 14P540, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the marital residence for Lisa Wells Mattson.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4860, Page 107-109, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4892, page 440, Book 4892, page 456, Book 4956, page 756, Book 7850, page 955 and Instrument No. 20050128-0010626, said Register's Office; (d) Easement of record in Book 7776, page 934, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1027 Todd Preis, Nashville, TN 37221

(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 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 29 day of August, 2014.

Coty E. Mattson

Lisa Wells Matson

Clayton J. Mattson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Wells Matson and Clayton J. Mattson and Coty E. Mattson , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015