WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069400 DEEDWARR
Recvd: 09/17/14 08:56 2 pgs
Fees:13.00 Taxes:278.24
20140917-0085089

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,209.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAMELA S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frankie A. Matthews	New Owner	03308005600
(NAME)	(NAME)	
1337 Pee Dee Branch Road		
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eric Sox and George Brandt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frankie A. Matthews and Mickey C. Matthews, 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 Lot No. 165, on the Plan of Gatewood Subdivision, Section 1, of record in Plat Book 3300, Page 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 165 fronts 72 feet on the westerly margin of Monica Avenue and extends back 196.4 feet on the southerly line and 191.9 feet on the northerly line to a line in the rear measuring 106.9 feet thereon.

Being the same property conveyed to Eric Sox and George Brandt by deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument 20140915-0084211, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3370, Page 121 and in Book 3398, Page 438, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 3300, Page 47-52, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 511 Monica Avenue, Goodlettsville, TN 37072

(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.

Witness our hands this 16th day of September, 2014.

Eric Sox

George Brandt

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 16th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Sox and George Brandt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON