Davidson County	DEEDWARR
Recvd: 11/05/14 08:48	2 pgs
Fees:13.00 Taxes:1017.50	
20141105-0102036	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00 Robert T. Matthews Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th OCTOBER, 2014. Notary Public MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert T. Matthews	myCUmortgage, LLC	159 00 0 224
(NAME)	(NAME)	
1243 Old Hickory Boulevard	3560 Pentagon Blvd., Suite 301	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Beavercreek, OH 45431	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JVK Development, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert T. Matthews, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1B on the plan of Zone Lot Division, James N. Stansell, Jr. property, of record in Plat Book 6200, Page 96, and amended in Plat Book 6250, Page 534, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John R. Stockdale by Special Warranty Deed from BancorpSouth Bank dated May 26, 2011 and recorded May 27, 2011 in Instrument no. 20110527-0040727, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to JVK Development, LLC by Quitclaim Deed from John R. Stockdale dated December 12, 2011 and recorded December 19, 2011 in Instrument No. 20111219-0098579, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1243 Old Hickory Boulevard, Brentwood, TN 37027

File Number: FRN-142012

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, has 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 30th day of October, 2014.

JVK Development, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Stockdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of JVK Develoment, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of Member by himself as Member.

Witness my hand and seal this 30th day of October, 2014.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 14, 2017

My Commission Expires: 12/18/17

File Number: FRN-142012