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

From Information Furnished by the Parties

MAP/GROUP/PARCEL 0720600303.00

Davidson County DEEDWARR
Recvd: 11/14/14 15:12 4 pgs
Fees:23.00 Taxes:1221.00
20141114-0105430

NAME & ADDRESS OF NEW OWNER:
Isabelle Selby, David Linaburg, and John B. Selby, Jr.
1122 Kirkland Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
First Bank
3500 Blue Lake Dr
Ste 325
Birmingham AL 35243

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 **ISABELLE SELBY AND DAVID LINABURG, WIFE AND HUSBAND, AND JOHN B. SELBY, JR., A MARRIED MAN,** "Grantee(s)", they 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 the Westerly part of Lot No. 7 on the Plan Of Inglewood Place, of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee. Said part of Lot No. 7 fronts 50 feet on the Southerly side of Kirkland Avenue and runs back 188.1 feet on the westerly line and 186 feet, more or less, on the easterly line, to the northerly line of Kenmore Place, measuring 50 feet thereon.

BEING the same property conveyed to Tim Mathews, by Quitclaim Deed, from Michelle Monique Mathews, dated February 4, 2014, appearing of record in Instrument No. 20140224-0015386, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Tim Mathews, married, by Warranty Deed from Regina Samuels, unmarried, dated October 25, 2013, appearing of record in Instrument No. 20131106-0115004, 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 332, page 101; Easement to Metro Goverment/Nashville of record in Book 4283, page 354; all in the 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.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 1122 Kirkland Avenue, Nashville, TN, 37216.

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), they 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 paid by the Grantor(s) and prorated between the parties.

**The said Grantees shall tenants in common with right of survivorship, each as to the interests of the others.

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), they 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 12 day of November, 2014.

Tim Mathews

STATE OF CALIFORNIA)
)
COUNTY OF _____)

NOTARY CERTIFICATE ATTACHED

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 _____, 2014.

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 $330,000.00 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 13 day of NOV, 2014.

NOTARY PUBLIC

My Commission Expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of SAN DIEGO

On NOV 12, 2014 (Date) before me, THOMAS C. HARRISON, notary public (Here Insert Name and Title of the Officer)

personally appeared TIM MATTHEWS (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.

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: Thomas C Harrison (Signature of Notary Public)

Place Notary Seal Above

THOMAS C. HARRISON
Commission # 1927992
Notary Public - California
San Diego County
My Comm. Expires Apr 3, 2015

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: WARRANTY DEED

Document Date: NOV 12, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: AFFIANT

Capacity(ies) Claimed by Signer(s)

Signer's Name: TIM MATTHEWS	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: Seller	☐ Other:
Signer Is Representing:	Signer Is Representing:

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True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

