Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140087793 DEEDWARR
Recvd: 11/21/14 10:59 2 pgs
Fees:13.00 Taxes:473.60
20141121-0107366

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF KING

PATRICK J. PATULOT NOTARY PUBLIC COMMISSION EXPIRES 06-28-18 STATE OF WASHINGTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Ealish M. Matrisian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2014

Notary Public
Commission Expires: June 28, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard A. Matrisian ~~941 Spain Ave~~ ~~Nashville, TN 37216~~ 8045 Burke Ave North Seattle, WA 98103	New Owner	072-09-0-133.00

WARRANTY DEED

FOR AND IN 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, I/WE,

John Craig Stevenson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Matrisian and Ealish M. Matrisian, husband and wife

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:

LAND in Davidson County, Tennessee, being the east half of Lot No. 10 on the map of Bush Spain's Subdivision of the part of the Zack Stull Lands, as of record in Book 161, Page 129, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 10 fronts 50 feet on the northerly side of Spain Avenue and runs back between parallel lines, 165 feet to a dead line.

BEING the same property conveyed to John Craig Stevenson by Quitclaim Deed from Vicki Stevenson, pursuant to the Divorce Decree and Marital Dissolution Agreement in that certain case styled Stevenson v. Stevenson, Docket No. 05D-4254, dated 7/28/09 and recorded 12/15/10 in Instrument No. 20101215-0099862; and being the same property previously conveyed to John Stevenson and wife, Vickie Stevenson, by Warranty Deed from Robert J. Lawrence, a widower, dated 2/26/02 and recorded 3/8/02 in Instrument No. 20020308-0029580, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 941 Spain Ave., Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2014.

John Craig Stevenson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Craig Stevenson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2014.

Notary Public
My Commission Expires: 01-18-2016

CHRIS MULE'
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

(Notary Seal)