BILL GARRETT, Davidson County
Trans:T20140093534 DEEDWARR
Recvd: 12/15/14 11:51 2 pgs
Fees:13.00 Taxes:1239.50
20141215-0114444

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Phyllis Joan Ahlman 5216 Ravens Glen Nashville, TN 37211	New Owner	172-14-0B-254-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Bill Mathis, Trustee of the **Robert E. Mathis Irrevocable Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Phyllis Ahlman, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

BEING Lot No. 183, on the Plan of Winfield Park, Phase 2, Section 2, a Planned United Development, of record in Instrument Number 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bill Mathis, Trustee, of the Robert E. Mathis Irrevocable Trust, from Robert E. Mathis, recorded on August 11, 2014 in Instrument Number 20140811-0072428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Mathis and wife, Patricia D. Mathis by Franklin Heritage Homes, LLC, by Warranty Deed recorded on May, 4, 2004 and of record in Instrument Number 20040604-0066224, Register's Office for Davidson County, Tennessee.

The said Patricia D. Mathis predeceased Robert E. Mathis on June 5, 2014, in Davidson County, Tennessee.

The said Robert E. Mathis died on November 23, 2014, in Davidson County, Tennessee.

This property is improved property known as **5216 Ravens Glen, Nashville, TN, 37211**

This conveyance is subject to the following: (1) all matters as set out on the plan of record in Instrument Number 20030422-0052787, Register's Office for Davidson County, Tennessee; (2) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20001211-0122000, re-recorded in Instrument Number 20020520-0061426, Register's Office for said County; (3) Easements of record in Book 11124, Page 852 and Book 11628, Page 204, said Register's Office; (4) Assessment of Homeowner's Association dues if any; any and all easements located on the property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 11th day of December, 2014.

Bill Mathis, Trustee of the
Robert E. Mathis Irrevocable Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Bill Mathis, Trustee of the Robert E. Mathis Irrevocable Trust** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as Trustee.

Witness my hand and official seal at this 11th day of December, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014123372