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

MAP/GROUP/PARCEL 082080369.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Dean Alan Leffler, Jr.
1000 Seymour Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20140096753 DEEDWARR
Recvd: 12/29/14 10:23 3 pgs
Fees:18.00 Taxes:1239.50
20141229-0118292

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 **DEAN A. LEFFLER, JR., an single man**, "Grantee(s)", his 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 northwesterly part of Lot No. 55 on the Plan of Stratton & Seymour's Addition to Nashville, as of record in Book 57, page 23, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of Seymour Avenue and Bailey Street, formerly Johnson Avenue, now Laurent Street, being the northwest corner of said Lot No. 55; thence with the southerly margin of Seymour Avenue, easterly 75 feet to the northwest corner of a part of said lot conveyed by W.J. Bell to Joseph A. Bell; thence with Joseph A. Bell's westerly line, southwardly 150 feet to the northerly margin of a proposed alley; thence with the northerly margin of said proposed alley, westwardly 75 feet to the easterly margin of Johnson Avenue; thence with the easterly margin of said Avenue, northwardly 150 feet, more or less, to the beginning.

BEING the same property conveyed to Tim Mathews, married, by Warranty Deed from Julia M. Batson, unmarried, dated March 4, 2014, appearing of record in Instrument No. 20140306-0018874, 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 57, page 23, 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 1000 Seymour Ave., Nashville, TN, 37206.

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), his 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 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), his 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 8th day of 12 · 8 December, 2014.

Tim Mathews

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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 _____, 2_____.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY CERTIFICATE ATTACHED

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00 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 8th day of December, 2014.

Debbie A. Mitchell
NOTARY PUBLIC

My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of SAN DIEGO

On 12-08-2014 (Date) before me, THOMAS C. HARRISON, notary, (Here Insert Name and Title of the Officer)

personally appeared TIM MATHEWS (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)

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

Place Notary Seal Above

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	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: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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