BILL GARRETT, Davidson County
Trans:T20150003728 DEEDWARR
Recvd: 01/15/15 13:05 2 pgs
Fees:13.00 Taxes:458.80
20150115-0004312

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Judy E. Root
105 Cumberland Trace
Nashville, TN 37214

MORTGAGEE
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 073-16-O-A
PARCEL 105.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Forrest Mathis, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Judy E. Root, Trustee of the Root Family Trust U/A/D May 9, 1989,** 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 Unit No. 105 as shown on the Plan of Cumberland Trace of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Forest Mathis, by Substitute Trustee's Deed from Elizabeth A. Cash, as Substitute Trustee, dated June 3, 2014 and filed of record in Instrument No. 20140617-0052794, Register's Office for Davidson County, Tennessee. Forest Mathis is one and the same as Forrest Mathis.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 6218, Page 528; Amendment to By-Laws of record in Instrument No. 20040405-0038158; Amendment to Declaration of record in Instrument No. 20090825-0080066; Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050098; Quitclaim Deed to Cumberland Trace Homeowner's Association for Common Area of record in Book 6218, Page 525; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 700, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **105 Cumberland Trace Nashville, TN 37214.**

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, 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 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 9th day of January, 2015.

Forrest Mathis
Forrest Mathis

By: Daryl Spicer Attorney in Fact
Daryl Spicer Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 9th day of January, 2015, before me personally appeared Daryl Spicer, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Forrest Mathis, and who acknowledged that he executed the same as the free act and deed of Forrest Mathis.

Witness my hand and official seal this 9th day of January, 2015.

Janel L. Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $124,000.00.

Melissa Eddy
AFFIANT

Subscribed and sworn to before me this 9th day of January, 2015.

Janel L. Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY