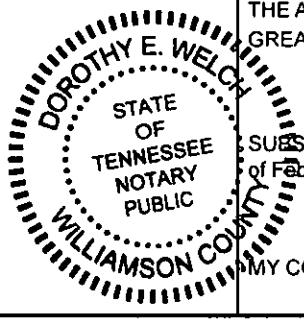
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-24441



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Autumn L. Matlock	NEW OWNER	135-16-OA-110.00
(NAME)	(NAME)	
2504 Ravine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150011059 DEEDWARR
Recvd: 02/12/15 10:55 2 pgs
Fees: 13.00 Taxes: 629.00
20150212-0013022

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jean K. Natcher , widow**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Autumn L. Matlock , unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Legal Description: Land located in Davidson County, Tennessee, being Lot 61 on the Plan of Tracts 8, 9 & 10 of Nashboro Village, as of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles M. Natcher, Sr. and wife, Jean K. Natcher by Warranty Deed from Robert S. Biscan & Company, a Tennessee Corporation, dated 3/27/1986, of record 4/1/1986 in Book 6817, Page 303, in the Register's Office for Davidson County, Tennessee. The said Charles M. Natcher died September 12, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of recorded in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in record Book 4827, Page 14; supplemented in Book 5465, Page 561; amended in Book 5588, Page 429, and Book 7751, Page 907, said Register's Office, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Charter of Nashboro Village Sites 8, 9 and 10 Homeowner's Association, Inc., of record in Book 5576, Page 419, Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Homeowner's Association of record in Book 4828, Page 834, Register's Office for.

Davidson County, Tennessee.
Right-of-Way Easements of record in Book 4588, Page 473 and Book 4821, Page 111, Register's Office for Davidson County, Tennessee.
Easement for right of way to Colonial Pipeline Company recorded in Book 3955, Page 180, Register's Office for Davidson County, Tennessee.
Easement granted to Tennessee Power Company recorded in Book 437, Page 14, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2504 Ravine Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of February, 2014.

Jean Kane Natcher, by
Christine Marie Williams,
Jean K. Natcher Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Marie Williams, with whom I am personally acquainted and who proved herself to be the attorney in fact of Jean K. Natcher and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2014.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARGETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027