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

From Information Furnished by the Parties

MAP/GROUP/PARCEL 094010003.00
Account Number:

NAME & ADDRESS OF NEW OWNER:
522 South 11th Street, LLC
44 W 62nd Street, APT 10A
New York, NY 10023-7010

SEND TAX BILLS TO:
New Owner

## 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, **TIMOTHY M MATHEWS, MARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **522 SOUTH 11TH STREET, LLC** "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 all of Lot No. 15, Mayline Weakley's Plan Of Confederate Hills Subdivision of Lot No. 26 Hobson's Addition to Edgefield as of record in Book 332, page 134, of the Register's Office of Davidson County, Tennessee.

SAID Lot No. 15 fronts 50.0 feet on the westerly side of 11th Street, formerly Smith Avenue, and runs back between parallel lines 200.0 feet, more or less, to an alley.

BEING the same property conveyed to Timothy M. Mathews, married, by Warranty Deed from Shirley Faye Eberhart, unmarried, dated February 28, 2014, appearing of record in Instrument Number 20140306-0018875 of the Register's Office of Davidson County, Tennessee.

BEING also the same property conveyed to Timothy M Mathews by Quit Claim Deed dated May 13, 2014 from Michelle Monique Mathews, appearing of record in Instrument Number 20140605-0048888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 332, page 134, 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 522 S. 11th St, 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 they is lawfully seized and possessed of said parcel of real estate, and that they has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20150032750 DEEDWARR
Recvd: 04/30/15 10:09 3 pgs
Fees:18.00 Taxes:1776.00
20150430-0038660

The undersigned further covenants and binds themselves, their 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 28th day of April, 2015.

Timothy M. Mathews

STATE OF _____ )
)
COUNTY OF _____ )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Timothy M. 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: _____

See California Acknowledgment Attached SA 4-28-15

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacey Chumley
AFFIANT

Sworn to and subscribed before me this 29 day of April, 2015.

Kelly Dorsey
NOTARY PUBLIC

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# CALIFORNIA ALL-PURPOSE
# CERTIFICATE OF ACKNOWLEDGMENT
**(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
COUNTY OF San Diego )

On April 28, 15 before me, Shawn Austin, Notary Public
*(Date)* *(Here Insert Name and Title of the Officer)*

personally appeared Timothy Michael Mathews,
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.

SHAWN AUSTIN
Commission # 2064481
Notary Public - California
San Diego County
My Comm. Expires Apr 14, 2018

WITNESS my hand and official seal.

Shawn Austin
*Signature of Notary Public*

(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

**Description of Attached Document**

Title or Type of Document: Warranty Deed Document Date: NO DATE

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Additional Information: MAP/GROUP/PARCEL: 094010003.00

revision date 01/01/2015