BILL GARRETT, Davidson County
Trans:T20150039765 DEEDWARR
Recvd: 05/21/15 14:22 2 pgs
Fees:13.00 Taxes:887.63
20150521-0047153

WARRANTY DEED

VR15-1332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me this 13th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/13/2017
(AFFIX SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Ryan Garland	New Owner (NAME)	
1332 Westvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		126-16-0A-667.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID MATTHEWS AND WIFE, DOMINICA MATTHEWS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER RYAN GARLAND AND PHILLIP STANDISH GARLAND, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 575 on the Plan of Final Plat Parkview at Riverwalk, Phase 2 of record in Plat at Instrument No. 20061101-0135728, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Matthews and wife, Dominica Matthews by Warranty deed from Bret Daniel Freedman and wife, Amy McCain Freedman of record in Instrument No. 20110317-0020933 Register's Office for Davidson County, Tennessee, dated March 4, 2011 and recorded on March 17, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20061101-0135728, Book 1, Page 25 and Book 1, page 121, Instrument Number 20011105-0121083, as amended in Instrument Number 20020424-0050565, Instrument Number 20040430-0049313, Instrument Number 20040506-0051985, Instrument Number 20050308-0025001, Instrument Number 20060320-0031638, Instrument Number 20061103-0136691 and Instrument Number 20061214-0154502, Instrument No. 20020425-0051371, Instrument No. 20071220-0145869, Book 513, Page 396, Book 4205, Page 194, Book 4226, Page 715, and Book 4257, Page 647, Book 751, Page 375 and Book 787, Page 7, Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, Instrument No. 20010706-0072536, Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, Instrument No. 20010919-0101280, Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Book 4230, Page 987, Book 7601, Page 404, Book 9996, Page(s) 579 Through 581, Instrument Number 20040507-0052414, Instrument Number 20040827-0103644, Instrument Number 20110317-0020933; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1332 Westvale Drive, Nashville, Tennessee 37221
(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 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 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/our hand(s) this 13th day of May, 2015.

David Matthews

Dominica Matthews

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of May, 2015, before me personally appeared David Matthews and wife, Dominica Matthews to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959