WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/15 15:07 3 pgs
Fees:18.00 Taxes:708.55
20150603-0051966

B-VRES-15-2733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIE COONROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Russell L. Maddox and Alicia N. Harper	Same	
(NAME)	(NAME)	
2733 Cato Ridge Drive		**058-09A-225.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, I/we **LONNELL RENALDO MATTHEWS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUSSELL L. MADDOX AND WIFE, ALICIA N. HARPER,** 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. 212 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument No. 20080205-0012163, 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 Lonnell Renaldo Matthews, Jr., unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20090123-0005850, Register's Office for Davidson County, Tennessee, dated January 22, 2009 and recorded on January 23, 2009. Lonnell Renaldo Matthews, Jr., having since married. His spouse, Johari Matthews, joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080205-0012163, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002, Instrument No. 20010125-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402, Instrument No. 20110216-0013313, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for Jordan Ridge at Eatons Creek HOA of record in Instrument No. 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Utility and Drainage Easement of record in Instrument No. 20080128-0008719, in the Register's Office for Davidson County, Tennessee.
- Agreement for rights and obligations of record in Instrument No. 20041229-0153373, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Nos. 20061260-009689, Instrument No. 20070112-0005338, Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, all in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Water Mains Easement of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easements as described in Consent Judgment and Final Decree in Circuit Court

for Davidson County, Tennessee, Docket # 90C-3345.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2733 Cato Ridge Drive , Nashville, Tennessee 37218**.

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 the 29th DAY OF MAY, 2015.

Lonnell Renaldo Matthews

Johari Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lonnell Renaldo Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johari Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

