WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048742 DEEDWARR
Recvd: 06/18/15 14:19 2 pgs
Fees: 13.00 Taxes: 1221.00

20150618-0058425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Justin Walker and Cedric Wilson	SWBC Mortgage Corp.	072090T00200CO
(NAME)	(NAME)	
941B Spain Avenue	9211 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard A. Matrisian and Ealish A. Matrisian, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cedric Wilson, unmarried, and Justin Walker, unmarried; as Tenants in Common with the Right of Survivorship**, 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:

Unit 941-B of the Cottages at 941 as shown in the Declaration of Covenants, Conditions, and Restrictions for Cottages at 941, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20150204-0010573, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to John Stevenson and wife, Vickie Stevenson by Warranty Deed from Robert J. Lawrence, a widower dated February 26, 2002 and recorded March 08, 2002 in Instrument No. 20020308-0029580 in the said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John Craig Stevenson by Quitclaim Deed from Vicki Stevenson dated July 28, 2009 and recorded December 15, 2010 in Instrument No. 20101215-0099862 in the said Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Richard A. Matrisian and Ealish M. Matrisian, husband and wife by Warranty Deed from John Craig Stevenson dated November 17; 2014 and recorded November 21, 2014 in Instrument No. 20141121-0107366 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 941B Spain Avenue, Nashville, TN 37216

File Number: GRN-151360

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, has 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 12th day of June, 2015.

Richard A. Matrisian, by Wayne Thomas as Attorney-in-Fact

Richard A. Matrisian by
Wayne Thomas, Attorney in Fact

Ealish M. Matrisian, by Wayne Thomas, as Attorney-in-Fact

Ealish A. Matrisian by
Wayne Thomas, Attorney in Fact

STATE OF TENNESSEE
County OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Wayne Thomas , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard A. Matrisian and Ealish A. Matrisian, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Richard A. Matrisian and Ealish A. Matrisian, for the purposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2015.

Notary Public

My Commission Expires:

(SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

File Number: GRN-151360