BILL GARRETT, Davidson County
Trans:T20150060793 DEEDWARR
Recvd: 07/24/15 12:35 2 pgs
Fees:13.00 Taxes:370.00
20150724-0072855

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly R. Matthews and Matthew D. Matthews** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **George Wade Oliver and Darlene Oliver, Husband and Wife** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 703 on the Plan of Emery Place Condominiums, of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kimberly R. Matthews and husband, Matthew D. Matthews, by Quitclaim Deed from Kimberly Rutherford, dated 5/22/02 and recorded 5/31/02 in Instrument No. 20020531-0066167; and being the same property previously conveyed to Kimberly Rutherford, by Warranty Deed from Nancy C. Tomlin, a single person, dated 3/31/00 and recorded 4/10/00 in Instrument No. 200004100035578, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by the Grantee.
2. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right of way for public utilities.
3. HOA Charter of record in Book 6647, page 466; amended in Book 6724, page 627, Register's Office for Davidson County, Tennessee.
4. Conveyance of Common Areas of record in Book 6887, Page 730 and Book 6947, Page 944, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Book 6623, page 109, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6342, page 521, Register's Office for Davidson County, Tennessee.
7. Right-of-Way Easement to TVA of record in Book 1255, page 219, Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 24th day of July, 2015.

Kimberly R. Matthews

Matthew D. Matthews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Kimberly R. Matthews and Matthew D. Matthews** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2015.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of July, 2015.

Notary Public

My Commission Expires:_____

Map and Parcel: 096-09-0A-703.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

George Wade Oliver and Darlene Oliver
409 Rolling Mill Road
Old Hickory, TN 37138