WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/15 08:53 2 pgs
Fees:13.00 Taxes:242.35
20150904-0090206

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,500.00.**

Affiant

Subscribed and sworn to before me this 26th day of August, 2015

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David J. Childers	New Owner	04305005100
2017 Pointe Barton Drive		
Lebanon, TN 37087	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martha H. Matlock, Trustee of the Matlock Decedent's Irrevocable Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David J. Childers**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, Resubdivision of Lots 5 through 1/2 of 8, Block A, Crestview Estates, as of record in Book 5190, Page 579, said Register's Office, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Martha H. Matlock, Trustee of the Matlock Decedent's Irrevocable Trust from Robert J. Notestine III, Successor Trustee by Trustee's Deed on May 28, 2015, of record in Instrument Number 20150602-0051069, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5190, Page 579, Register's Office for Davidson County, Tennessee.

This is improved property known as: **819 Brooks Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 26, 2015.

Martha H. Matlock, Trustee, of The Matlock Decedents Irrevocable Trust

Martha H. Matlock

By Martha H. Matlock, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha H. Matlock, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 26, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17