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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $252,062.00. Affiant Subscribed and sworn to me on October 21, 2015. NOTARY PUBLIC My Commission Expires: 1-9-18
JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC June E. Rowell My Commission Expires January 9, 2018 STATE OF TENNESSEE File No.: 15-0279	

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Sasha M. Mattison Tonia J. Mattison 1001 Woodbury Falls Drive Nashville, TN 37221	SAME	128-12-0C-115.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THOMAS M. KAVANAGH AND ELIZABETH A. STREET, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **SASHA M. MATTISON, AN UNMARRIED WOMAN AND TONIA J. MATTISON, AN UNMARRIED WOMAN,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1001, as shown on the map entitled Woodbury Townhomes, Phase 1, Planned Unit Development, of record in Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS M. KAVANAGH AND ELIZABETH A. STREET, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MARQUIS HOMES, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20070502-0052403, dated April 30, 2007, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 1001 Woodbury Falls Drive, Nashville, TN 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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.

BILL GARRETT, Davidson County
Trans:T20150090538 DEEDWARR
Recvd: 10/23/15 13:51 2 pgs
Fees:13.00 Taxes:932.63
20151023-0108147

WITNESS our hand on October 21, 2015.

Grantor:

Thomas M. Kavanagh

Elizabeth A. Street

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **THOMAS M. KAVANAGH AND ELIZABETH A. STREET**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2015.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY