WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,500.00**

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150100018 DEEDWARR
Recvd: 11/24/15 13:36 2 pgs
Fees:13.00 Taxes:1296.85
20151124-0119220

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Matwijec	Farmington Mortgage, a division of Capstar Bank	115-06-0
(NAME)	(NAME)	(MAP)
209 Westchase Drive	2002 Richard Jones Road #300 A	071.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ray D. Scott, a single person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nathan Matwijec, unmarried, and Walter J. Matwijec, married, as joint tenants with the rights of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Five, West Meade Estates of record in Plat Book 3106, Page 73, 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 Ray D. Scott or Willodene A. Scott, Trustees of The Ray D. Scott and Willodene A. Scott Revocable Living Trust U/A/D 8-11-2000 by Quitclaim deed from Ray D. Scott and wife, Willodene A. Scott of record in Instrument No. 20010409-0034470 Register's Office for Davidson County, Tennessee, dated October 5, 2000 and recorded on April 9, 2001; and further

Being the same property conveyed to Ray D. Scott, a single person by Quitclaim deed from Ray D. Scott, Trustee of The Ray D. Scott and Willodene A. Scott Revocable Living Trust U/A/D 8-11-2000 of record in Instrument No. 20140324-0023795 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 24, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 525 Clematis Drive, Nashville, Tennessee 37205

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, 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 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 my/our hand(s) this 23rd day of November, 2015.

Ray D. Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ray D. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of November, 2015.

Notary Public

My Commission Expires: 9/20/17

