BILL GARRETT, Davidson County
Trans: T20160015308 DEEDWARR
Recvd: 02/24/16 15:09 2 pgs
Fees: 13.00 Taxes: 555.00
20160224-0017759

WARRANTY DEED

Julie Hamilton State of Tennessee Notary Public Davidson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00 $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamin Seth May Allison Whitney Barnett	Same as New Owner	07501000800
(NAME)	(NAME)	
155 Bonnafield Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jamie L. Matthews and husband, Greg Matthews,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jamin Seth May and Allison Whitney Barnett, tenants in common with 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:

Land in Davidson County, Tennessee, being Lot No. 919 on the Plan of Section Eight, Hermitage Hills, of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 919 fronts 80.0 feet on the Northeasterly margin of Bonnafield Drive and extends back 281.9 feet on the Northwesterly line and 229.45 feet on the Southeasterly line to a dead line in the rear, measuring 134.85 feet thereon.

Greg Matthews joins in this conveyance for the purpose of conveying any marital or homestead rights he may have in said property.

This instrument being executed by power of attorney by Jamie L. Matthews on behalf of Greg Matthews of record in Instrument No. 20160224-0017758, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie L. Matthews by Warranty Deed from Grady T. Martin and wife, Renee L. Martin of record in Instrument No. 2061102-0136067, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 155 Bonnafield Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 22nd day of February, 2016.

Jamie L. Matthews
Jamie L. Matthews

Greg Matthews by Jamie L. Matthews, attny in fact
Greg Matthews by Jamie L. Matthews, attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me Jamie L. Matthews, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2016.

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 22 day of February, 2016, before me personally appeared Jamie L. Matthews, the person who executed the foregoing instrument on behalf of Greg Matthews and who acknowledged that she executed the same as the free act and deed of the said Greg Matthews, through Power of Attorney granted her by the said Greg Matthews.

Notary Public
Commission Expires:

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

File No.: 10489