Davidson County DEEDWARR
Recvd: 02/29/16 15:10 3 pgs
Fees:18.00 Taxes:608.65
**20160229-0019148**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $164,500.00.**

**Affiant**

**Subscribed and sworn to before me, this 29th day of February, 2016.**

**Notary Public**
**My commission expires** 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**06-1601-76298**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Matthew Gray Charles | Mortgage Investors Group | 075-04-0-142.00 |
| 533 Saint Paul Drive | 8320 E. Walker Springs Lane | |
| Nashville TN 37076 | Knoxville, TN 37923 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip M. Green, Jr., unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Charles, an unmarried man**, hereinafter called the Grantees, their successors 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. 353, on the Plan of Section Six, Tulip Grove, of record in Book 4460, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip M. Green, Jr. and wife, Mary S. Green by deed from Joseph L. Martin and wife, Phyllis R. Martin, dated July 19, 1977, recorded July 25, 1977, of record in Book 5174, Page 986, Register's Office for Davidson County, Tennessee. The said Mary S. Green having since died on July 21, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 533 Saint Paul Drive, Nashville, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of February, 2016.

Phillip M. Green, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Phillip M. Green, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of February, 2016.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires: 9-28-19

# True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY