BILL GARRETT, Davidson County
Trans: T20160025792 DEEDWARR
Recvd: 03/30/16 15:10 2 pgs
Fees: 13.00 Taxes: 1213.42
20160330-0030222

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 $327,950.00.

Affiant

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

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1602-76315

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vinitia E. Mathews 3405 Wynfall Lane Nashville TN 37211	New Owner	180-04-0-B-076.00-CO

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, **Jonathan L. Giese unmarried and Emily A. Lovell unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vinitia E. Mathews, an unmarried woman**, 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. 108, on the Plan of Revision One, Brookview Forest, Phase III, of record in Instrument No. 20050919-0112306, as revised in Instrument No. 20051025-0128969, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan L. Giese and wife, Emily A. Lovell by deed from Nicholas T. Arnold, Trustee of the Nicholas T. Arnold Revocable Trust, dated September 2, 2011, recorded September 7, 2011, of record in Instrument No. 20110907-0069317, Register's Office for Davidson County, Tennessee. The said Jonathan L. Giese and Emily A. Lovell having since divorced. Final Decree of Divorce filed of record on January 27, 2016, of record in the Third Circuit Court for Davidson County, Nashville, Tennessee, Case No. 15D-1593.

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: 3405 Wynfall Lane, Nashville, TN 37211.

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 March, 2016.

Jonathan L. Giese

Emily A. Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Brentwood, TN, this 29th day of March, 2016.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Brentwood, TN, this 29th day of March, 2016.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires: