WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

MATTHEWS-H16093

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF March, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Roger Matthews and Mary Matthews	same	059.01-0-034
5014 Buena Vista Pike	117 Neil Ave.	
Nashville, TN 37218	Nashville, TN 37210	

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, AEX BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROGER MATTHEWS AND MARY MATTHEWS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7 on the Plan of Forest Vale Subdivision, as of record in Instrument Number 199912140303086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to AEX Builders, Inc., a Tennessee corporation by deed from Howard Fisher, unmarried of record at Book 200611080138762, recorded on 11/08/2008, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations and restrictions and easements as mat affect the premises.

This is (X) unimproved property known as 5014 Buena Vista Pike, Nashville, Tennessee 37218.
This is ( ) improved property known as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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:T20160027057 DEEDWARR
Recvd: 04/04/16 14:11 2 pgs
Fees:13.00 Taxes:86.95
20160404-0031843

Witness my/our hand(s) this 28th day of March, 2016 :

AEX Builders, LLC by **Ralph Steve Randolph, CEO**

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Ralph Steve Randolph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **C.E.O** of **AEX Builders, Inc,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **C.E.O.** by himself/herself as such.

Witness my/our hand(s) this 28 day of March, 2016.

Notary Public

My Commission Expires:_____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019