THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Megan Matthews
232 Ridgeway Drive
Nashville, TN 37214
SEND TAX BILLS TO:
new owner

BILL GARRETT, Davidson County
Trans:T20160032140 DEEDWARR
Recvd: 04/19/16 15:09 2 pgs
Fees:13.00 Taxes:462.50
20160419-0037921

WARRANTY DEED

(Map 95-08-0, Parcel 11.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT BERNARD LARSON and wife, LOIS ANN LARSON**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MEGAN MATTHEWS** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 131 on the Plan of EVA-MOR Heights, Section Two, of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Robert Bernard Larson and wife, Lois Ann Larson, by Warranty Deed dated July 26, 2005, from First Cumberland Properties, LLC, of record in Instrument 20050802-0090121, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1835, page 30 and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 232 Ridgeway Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 18th day of April, 2016.

ROBERT BERNARD LARSON

LOIS ANN LARSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Bernard Larson and Lois Ann Larson, the bargainorS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2016.

Notary Public

My Commission Expires: **SEPTEMBER 25, 2019**

(SEAL)

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of April, 2016.

Notary Public

My commission expires: **SEPTEMBER 25, 2019**

File No. 20160176

Bonnie L Wigley State of Tennessee Notary Public Rutherford County