BOX 10-B

BILL GARRETT, Davidson County
Trans: T20160032817 DEEDWARR
Recvd: 04/21/16 11:41 2 pgs
Fees: 13.00 Taxes: 725.20
20160421-0038795

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,000.00**

Josephine Lynn Colley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF APRIL, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JOSEPHINE LYNN COLLEY** | **SAME** | **083-07-0-009.00** |
| (NAME) **822 PORTER ROAD** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37206** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN JULIAN TCHINSKI, JR., EXECUTOR OF THE ESTATE OF JOSEPH GRANT MATTY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPHINE LYNN COLLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 the southerly part of Lot No. 13 on the plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said county, described as follows:

Beginning on the westerly margin of Porter Road, as widened, at the present corner of Lots 12 and 13; thence with the line between said two lots, westwardly 171 feet, more or less, to the common corner of Lots 11, 12, 13 and 14; thence with the line between Lots 13 and 14, northwardly 70 feet; thence at right angles eastwardly 216 feet, more or less, to the westerly margin of said Porter Road; thence with said road, southwardly 81 feet to the beginning.

Being the same property conveyed to JOSEPH G. MATTY and WILLIAM SEGERSON by deed from W. H. TONEY, of record in Book 2855, page 176, dated October 29, 1958, said Register's Office.

WILLIAM SEGERSON died on or about October 17, 1982, leaving his interest in the subject property to his wife, EVELYN J. SEGERSON, his only heir at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20160405-0032551, said Register's Office.

EVELYN J. SEGERSON conveyed her interest in the subject property to JOSEPH G. MATTY and wife, ANNA MAE MATTY, by quitclaim deed of record in Book 10334, page 587, dated January 23, 1997, said Register's Office.

ANNA MAE MATTY, died on or about November 15, 1998, leaving JOSEPH G. MATTY, as the surviving tenant by the entireties.

JOSEPH G. MATTY, A/K/A JOSEPH GRANT MATTY, died testate, on or about September 1, 2015. His Last Will and Testament being filed in the Probate Court for Davidson County, Tennessee, under Docket No. 16P79. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, JOHN JULIAN TCHINSKI, JR.

This conveyance is subject to matters shown on the Plan of record in Plat Book 21, page 112, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **826 PORTER ROAD, NASHVILLE, TN 37206**
(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 hand this 20 day of April, 2016.

**JOHN JULIAN TCHINSKI, JR., EXECUTOR OF THE ESTATE OF JOSEPH GRANT MATTY**

**STATE OF INDIANA**
**COUNTY OF** STEUBEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Julian Tchinski, Jr., Executor of the Estate of Joseph Grant Matty,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20TH day of April, 2016.

My commission expires: December 2, 2022

Kristine A. Torrence
Notary Public

KRISTINE A. TORRENCE
Notary Public
State of Indiana
My Commission Expires
December 2, 2022