WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034288 DEEDWARR
Recvd: 04/26/16 12:23 2 pgs
Fees: 13.00 Taxes: 1124.21

20160426-0040535

16-03-007

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $303,840.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of April, 2016

20 16

Notary Public

My Commission Expires: 9-11-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS: ROBERT A. MATTUS & JANINA L. MATTUS	SEND TAX BILLS TO: Churchill Mortgage Corp.	MAP-PARCEL-NUMBERS 181-01-0B
(NAME) 6641 Sunnywood Drive	(NAME) 7161 Old Hickory Blvd. #400	302.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JUSTIN J. BOYD AND WHITNEY L. BOYD, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. MATTUS AND JANINA L. MATTUS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being **Lot No. 67 on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision**, of record in Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JUSTIN J. BOYD AND WHITNEY L. BOYD, HUSBAND AND WIFE, by Deed from JOON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150611-0055373, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, RS10 Cluster Lot Subdivision of record in Book 11069, Page 14, and as made applicable in, Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **6641 Sunnywood Drive, Nashville, TN, 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, ~~our hands~~, this 22nd day of April, 2016.

JUSTIN J. BOYD

WHITNEY L. BOYD

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 **JUSTIN J. BOYD AND WHITNEY L. BOYD,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2016.

My Commission Expires: ~~07/02/18~~ September 11, 2017

Notary Public

