BILL GARRETT, Davidson County
Trans:T20160042084 DEEDWARR
Recvd: 05/19/16 10:14 2 pgs
Fees:13.00 Taxes:388.50
20160519-0050109

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2016.

Notary Public
My commission expires: _____

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

05-1603-66829

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Chandler Martin	SWBC	163-16-0-C-126.00-CO
1822 Isabelle Lane	9311 San Pedro #100	
Antioch TN 37013	San Antonio TX 78216	

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, **Traci L. Mefford, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chandler R. Martin, a single 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 Unit No. 126, together with the appurtenant interest in the common elements of Matlock Townhomes, a horizontal property regime as established by Master Deed, of record in Instrument No. 20070502-0052533; amendments in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee, said Unit being attached as Exhibit A, to the aforementioned Amendment to Master Deed in Instrument No. 20070509-0055599, said Register's Office.

Being the same property conveyed to Traci L. Mefford by deed from J2K Builders, LLC, dated June 28, 2010, recorded July 2, 2010, of record in Instrument No. 20100702-0052261, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY, OF RECORD IN INSTRUMENT NO. 20160519-0050108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Traci L. Mefford and Traci Mefford are one and the same person.

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 1822 Isabelle Lane, Antioch, TN 37013.

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 9th day of May, 2016.

X Traci L. Mefford by Staci Coleman Attorney in fact
Traci L. Mefford
By: Staci Coleman, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Staci Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Traci L. Mefford and that she is authorized by Traci L. Mefford to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, TN, this 9th day of May, 201.

X Rachelle Caudill
Rachelle Caudill
State of Tennessee at Large

My commission expires: 10/23/18

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY