2 mail to.

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0189

Map-Parcel No. 104-15-419

BILL GARRETT, Davidson County
Trans:T20160043497 DEEDWARR
Recvd: 05/24/16 11:06 2 pgs
Fees:13.00 Taxes:1735.30
20160524-0051920

Property Address:
2613 Woodlawn Drive, Nashville, TN 37212

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WARRANTY DEED

Send Tax Statements To:
Synovus Mortgage Corp
6804 Lakeshore Dr #325
Birmingham, AL 35209

Grantees' Name, Address:
MATTHEW R. VOGT and TIFFANY B. KING
2613 Woodlawn Ave
Nashville TN 37212

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SARA PRESTON, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **MATTHEW R. VOGT and TIFFANY B. KING, husband and wife,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being the East 58 feet of the West 109 feet of the North 170 feet of lot No. 8 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 58 feet on the South side of Woodlawn Avenue (or Drive) formerly Belair Avenue, and runs back between parallel lines parallel to and 51 feet East of 27th Avenue 179 feet to a dead line.

BEING the same property conveyed to SARA PRESTON, by Warranty Deed from RANDALL R. BASKIN AND WIFE, SADIE T. BASKIN, dated October 11, 2013, and recorded on October 23, 2013, in Instrument No. 20131023-0110545, Register's Office for Davidson County, TN.

This is improved property known as 2613 Woodlawn Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

Taxes for tax year 2016 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 23 day of May, 2016.

SARA PRESTON
By: _____
AUBREY BRUCE PRESTON, Attorney-in-Fact of record in Instrument No. 20160511-0047031
R.O.D.C., TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23 day of May, 2016, before me personally appeared **AUBREY BRUCE PRESTON**, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SARA PRESTON**, and who acknowledged that she, executed same as the free act and deed **SARA PRESTON**.

WITNESS my hand and seal this 23 day of May, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $469,000.00.

Affiant

SWORN TO and subscribed before me on this 23rd day of May, 2016.

Notary Public

My Commission expires: 9-2-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY