WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047838 DEEDWARR
Recvd: 06/07/16 09:35 2 pgs
Fees:13.00 Taxes:2001.70
20160607-0057189

R-VRES-16-407-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $541,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gail E. Matejcic Trust UAD April 6, 2006	**Same as New Owner**	
(NAME)	(NAME)	**83-13-355.00**
407 S 14th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFF FLOWERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAIL E. MATEJCIC PEACE, TRUSTEE OF THE GAIL E. MATEJCIC TRUST UAD APRIL 6, 2006, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwest part of Block W on the Plan of Lindsley Home Place of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the east side of South 14th Street and runs back between parallel lines with the southerly margin of an alley 150 feet to a dead line.

Included in this conveyance is that portion of the alley at the rear of said lot which was abandoned by Metropolitan Ordinance No. BL2006-1196.

Being part of the same property conveyed to Jeff L. Flowers by Warranty Deed from Christopher R. Vaughn, Trustee of the Twins Trust, recorded February 5, 2014 in Instrument No. 20140205-0010322, Register's Office for Davidson County, Tennessee.

The above-described property is not the primary or marital residence of the grantor herein.

Gail E. Matejcic is one and the same as Gail E. Matejcic Peace.

This conveyance is subject to:
- Property Taxes for the year 2016 and subsequent.
- Plan of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee.
- All matters set out in Metropolitan Ordinance No. BL2006-1196.
- Driveway Easement and Maintenance Agreement in Instrument No. 20140903-0080633, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 S 14th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3 DAY OF JUNE, 2016.

Jeff Flowers by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFF FLOWERS, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFF FLOWERS.

Witness my hand and official seal, this the 2nd of June, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212