Warranty Deed

BILL GARRETT, Davidson County Trans:T20160052113 DEEDWARR Recvd: 06/20/16 11:10 2 pgs Fees:13.00 Taxes:1202.13 20160620-0062378	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $324,900.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2016. Notary Public My commission expires: 10/15/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael J. Matts Stephen D. Matts	new owner	
913 A Spain Avenue		072092I00100CO
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DONALD ALFORD AND WENDY ALFORD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. MATTS, AN UNMARRIED MAN, AND STEPHEN D. MATTS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 913 Spain Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160201-0009743, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kevin R. Payne by Quitclaim deed from Deborah H. Payne, Mike L. Hiltibidal and wife, Susan C. Hiltibidal of record in Book 9799, page 85, Register's Office for Davidson County, Tennessee, dated September 19, 1995 and recorded on September 19, 1995.

Kevin Ray Payne having since died August 18, 2012. His Will is recorded at Instrument No. 20120912-0082582 and Chancery Court Order recorded at Instrument No. 20120912-0082583 states that the property goes to his wife, Deborah Harget Payne.Being a portion of the same property conveyed to Donald Alford and wiife, Wendy Alford by Warranty deed from Deborah Payne, a widow of record in Instrument No. 20160201-0009741 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on February 1, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 913A Spain Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2016.

Donald Alford

Wendy Alford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald Alford and Wendy Alford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017