PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160060893 DEEDWARR
Recvd: 07/15/16 11:27 2 pgs
Fees:13.00 Taxes:1193.25
20160715-0072913

W & I Ref: (RF) Title No.: 58460
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Mathew Baker<br>535 Eastboro Drive<br>Nashville, TN 37209 | Flagstar Bank, FSB<br>Box 371891<br>Pittsburgh, PA 15250-7891 |

**TAX MAP PARCEL NUMBERS:** 091090C00200CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$322,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matt Sheah and Jessica L. Sheah, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mathew Baker, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B on the Plan of Eastboro Cottages as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117048, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matt Sheah and Jessica L. Sheah, husband and wife, by Warranty Deed from Bradley Scott, LLC, dated November 22, 2013 and recorded on November 26, 2013 of record in Instrument No. 20131126-0121450, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117048, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117048, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 535 Eastboro Drive, Nashville, TN 37209**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of July, 2016.

**Matt Sheah**

**Jessica L. Sheah**

**State of** Tennessee

**County of** Davidson

On this 13th day of July, 2016, before me the undersigned authority, personally appeared Matt Sheah and Jessica L. Sheah, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $322,500.00.

Affiant

Sworn and subscribed before me this 13th day of July, 2016.

Notary

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

**Return To:**
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212