Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Emmalee Della Matlock 311 Morton Avenue Nashville, TN 37211-2503	New Owner	119-14-0-219.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged. **Next Stay Nashville, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emmalee Della Matlock and Roy Leon Matlock, Jr.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank M. Allen, unmarried by Warranty Deed from Virginia L. Montgomery, unmarried of record in Instrument No. 20050316-0028951, Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 16, 2005. (Value of consideration shown in aforementioned deed $86,000.00.).

Being the same property conveyed to Next Stay Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Frank M. Allen, of record in Instrument No. 20150902-0089269, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 02, 2015. (Value of consideration shown in aforementioned deed $122,000.00.)

Being also known as 311 Morton Avenue, Nashville, TN 37211-2503.

This property is improved property known as 311 Morton Avenue, Nashville, TN, 37211-2503

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160061901 DEEDWARR
Recvd: 07/19/16 10:18 2 pgs
Fees:13.00 Taxes:629.00
20160719-0074073

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 the 15th day of July, 2016.

Next Stay Nashville, LLC,
A Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain Authorized Representative of **Next Stay Nashville, LLC, a Tennessee limited liability company** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of July, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016054413

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON