39-B

BILL GARRETT, Davidson County
Trans:T20160064458 DEEDWARR
Recvd: 07/27/16 09:30 2 pgs
Fees:13.00 Taxes:1088.54
20160727-0077129

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $294,200.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2016.

Notary Public
My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

06-1606-76467

Address of New Owner:	Send Tax Bills to:	Tax Information:
Darin Matson ~~1420 Shelton Avenue~~ ~~Nashville TN 37216~~	NEW OWNER 3046 TROTTER'S LANE X FRANKLIN, TN 37067	072-04-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lee Anne Carnell, devisee under the Last Will and Testament of James M. Daye, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Darin Matson and Kathryn Matson, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 11 of Block B, on the Plan of Inglewood Golf Club Estates, of record in Book 843 (erroneously referenced in prior deed as Book 842), Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Mikel Daye and Kimberley D. Coleman, unmarried persons by deed from Elizabeth B. Monroe Jones and husband, Tony R. Jones, dated May 27,1994, recorded June 3, 1994, of record in Book 9366, Page 463, Register's Office for Davidson County, Tennessee. The said grantees having since married and divorced by Final Decree of Divorce filed in Docket No. 99D-2477, Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to James M. Daye by Quitclaim Deed from Kimberley C. Daye, dated December 1, 1999, recorded December 20, 1999, of record in Instrument No. 19991220-0304820, Register's Office for Davidson County, Tennessee. The said James M. Daye having since died. His estate was probated and closed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-481. The Last Will and Testament of James M. Daye devised the subject property to Lee Anne Carnell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1420 Shelton 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 26th day of July, 2016.

Leeanne Carnell

Lee Anne Carnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lee Anne Carnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of July, 2016.

Jackie Malone

Notary Public
State of Tennessee at Large

My Commission expires: 04-03-2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY