PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58490
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony J. Sberna Theresa M. Sberna 6126 Robin Hill Road Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 11512008300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$685,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blakeley D. Matthews**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony J. Sberna and Theresa M. Sberna, husband and wife,** 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 Lot No. 34 on the Plan of West Meade Farms, Section "B", of record in Book 1835, page 7, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Blakeley D. Matthews by Warranty Deed from J. Dale Hawkins and wife, Beverly C. Hawkins, dated January 25, 1993 and recorded on January 27, 1993, of record in Book 8849, page 258, 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, with Owner's Certificate, of record in Book 1835, page 7, said Register's Office, which Plan shows a 100, foot minimum building setback line from Robin Hill Road, and 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6261, page 966, said Register's Office.

Lise S. Matthews joins in execution of this instrument to convey any marital interest she may have in the subject property.

This is improved property, known as 6126 Robin Hill Road, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20160072639 DEEDWARR
Recvd: 08/19/16 13:51 2 pgs
Fees:13.00 Taxes:2534.50
20160819-0087005

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 15th day of August, 2016.

Blakeley D. Matthews **Lise S. Matthews**

State of Tennessee

County of Davidson

On this 15th day of August, 2016, before me the undersigned authority, personally appeared **Blakeley D. Matthews and Lise S. Matthews**, 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.

Notary

My Commission Expires: _____

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

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: $685,000.00.

Affiant

Sworn and subscribed before me this 15th day of August, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018