BILL GARRETT, Davidson County
Trans:T20160080965 DEEDWARR
Recvd: 09/15/16 13:51 2 pgs
Fees:13.00 Taxes:580.90
20160915-0097147

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Timberlake 207 Robinwood Ave. Madison, TN 37115	Primelending 18111 Preston Road Suite 900 Dallas, TN 75252	05104/ 119.00CO

THIS INDENTURE, made this 13th day of September, 2016 between

Rudolph K. Wolf and Allison B. Wolf, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Matthew Timberlake, a single man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 of Block "G" on the revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rudolph K. Wolf and Allison B. Wolf, husband and wife by Warranty Deed dated March 31, 2015 from Susan D. Michael, unmarried of record as Instrument Number 20150402-0028712, further being the same property conveyed to Susan A . Jackson by Deed dated August 30, 1983 from Russell Sprouse and Betty Jean Sprouse of record in Book 6126, Page 439, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 207 Robinwood Avenue, Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Rudolph K. Wolf

Allison B. Wolf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rudolph K. Wolf and Allison B. Wolf, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of September, 2016.

Notary Public — My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $157,000.00

Affiant

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

Notary Public — My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County