Return To: 16-0408
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165293

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $208,500.00

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2016.

Notary Public
My Commission Expires: 2/6/18

BILL GARRETT, Davidson County
Trans:T20160081250 DEEDWARR
Recvd: 09/16/16 09:28 2 pgs
Fees:13.00 Taxes:771.45
20160916-0097403

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Nevill Terrence Nevill 7945 Sawyer Brown Road Nashville, TN 37221	Renasant Bank 2001 Park Place N Ste 150 Birmingham AL 35203	128 10 0 041.00

KIRK LUNN WILCUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paul Thomas Mattingly and Lindsey Mattingly**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Nevill and Terrence Nevill, Wife and Husband**, hereinafter called the Grantees, their heirs 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. 19 on the Plan of Stacy Square, Section 2 of record in Plat Book 4175, Page 30, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul Thomas Mattingly and wife Lindsey Mattingly by Warranty Deed from Vahida Barisic, recorded on the 3rd day of October, 2013 in Instrument No. 20131003-0104178, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7945 Sawyer Brown Road, Nashville, TN 37221.

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of September, 2016.

Paul Thomas Mattingly

Lindsey Mattingly

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Paul Thomas Mattingly and Lindsey Mattingly**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3/3/2020