File Box B

BILL GARRETT, Davidson County
Trans:T20160084436 DEEDWARR
Recvd: 09/26/16 14:11 2 pgs
Fees:13.00 Taxes:1387.50
20160926-0101357

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

03-1608-38611

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christina Tarkenton 850 West Argyle Avenue Nashville TN 37203	REGIONS MORTGAGE 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	105-05-0-500.00

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, **Cynthia C. Matthews, Married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chase W. Tarkenton and Christine Tarkenton, 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. 27, on the Plan of Fairview Addition (erroneously referenced in prior deed as Fairview Addition to Nashville), of record in Book 57, Page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia C. Matthews, unmarried by deed from Steve Desoto, dated October 31, 2007, recorded November 7, 2007, of record in Instrument No. 20071107-0131391, Register's Office for Davidson County, Tennessee.

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 850 West Argyle Avenue, Nashville, TN 37203.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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 23rd day of September, 2016.

Cynthia C. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 23rd day of September, 2016.

Notary Public At Large

My Commission expires: 10-20-19

