BILL GARRETT, Davidson County
Trans:T20160085183 DEEDWARR
Recvd: 09/28/16 11:05 2 pgs
Fees:13.00 Taxes:560.55

20160928-0102192

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration ~~or value~~, whichever is greater, for this transfer is $151,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2016.

Heather Bennett
Notary Public

My commission expires: _____

(Notary Stamp) HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew J. Mathews and Kayla L.l Mathews	Peoples Home Equity, Inc.	150-03-0-085.00
3312 Country Way Rd	5205 Maryland Way, Ste 100	
Antioch, TN 37013-1057	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Wayne Harlan and Stephanie Montal Harlan, Co-Trustees of the D.W. Harlan Family Revocable Living Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew J. Mathews and Kayla L. Mathews, husband and wife

(hereinafter called the "Grantee"), his 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. 63 on the Plan of The Country, Section 3 of record in Plat Book 5200, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts 70.50 feet on the Northerly margin of Country Way Road, and runs back 111.79 feet on the Westerly line and 196.89 feet on the Easterly line to a line in the rear measuring 168.86 feet thereon.

Being the same property conveyed to Current Unknown Trustee of The D.W. Harlan Family Trust Revocable Living Trust by Quitclaim deed from David Wayne Harlan and Stephanie Montal Harlan of record in Instrument No. 20080225-0018377 Register's Office for Davidson County, Tennessee, dated February 19, 2008 and recorded on February 25, 2008.

This is x improved ☐ unimproved property known as **3312 Country Way Rd, Antioch, TN 37013-1057.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5281, Page 813, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Grant of Adjoining Driveway Easement of record in Book 6951, Page 247, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2016.

The D.W. Harlan Family Revocable Trust

By: _____
David Wayne Harlan, Co-Trustee

By: _____
Stephanie Montal Harlan, Co-Trustee

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public of the County and State first above written, personally appeared David Wayne Harlan and Stephanie Montal Harlan who are known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the Co-Trustees of The D.W. Harlan Family Revocable Living Trust, and being authorized to do so, did execute this instrument on the behalf of The D.W. Harlan Family Revocable Living Trust, as Co-Trustees by The D.W. Harlan Family Revocable Living Trust Agreement dated February 19, 2008.

Witness my hand and official seal this 27th day of September, 2016.

_____
Notary Public
My Commission Expires: 5/22/17

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

SolomonParks File No. 2163079