WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/16 09:03 2 pgs
Fees:13.00 Taxes:358.90
20161103-0116235

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$97,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 1st day of November 20 16

Notary Public
My Commission expires: 3-24-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Baker & Ben Wilson	SAME	05014021900
2231 N Mt. Juliet Rd. Suite # 202		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric Raymond Matracia**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Baker and Ben Wilson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 370 on the plan of Parkwood Estates, section 2, which is of record in in Book 3300, Page 5, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 370 fronts 78.0 feet on the southerly side of Wilmouth Road and extends back between line 131.7 feet on the easterly line and 129.4 feet on the westerly line to a dead line in the rear, measuring 78.0 feet thereon.

Being the same property conveyed to Eric Raymond Matracia from GMAC Mortgage, LLC by Special Warranty Deed on March 12, 2007, of record in Instrument Number 20070409-0041908, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $913.37 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05014021900, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3249, Page 35 and Book 3309, Page 615, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3123 Wilmoth Road, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 28, 2016.

Eric Raymond Matracia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Raymond Matracia** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 28, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN