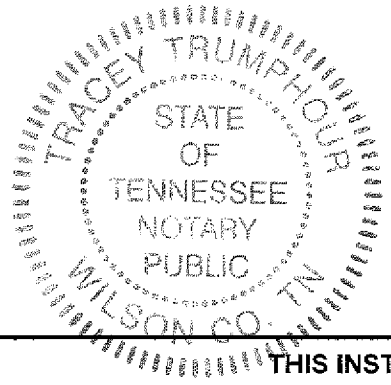
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TR Designs and Properties, LLC	TR Designs and Properties, LLC	053-12-0-102.00
(NAME)	(NAME)	
52 Chandler Road	52 Chandler Road	Davidson County DEEDWARR Recvd: 11/15/16 11:47 3 pgs Fees:18.00 Taxes:462.50 **20161115-0120296**
(ADDRESS)	(ADDRESS)	
Mt. Juliel, TN 37122	Mt. Juliel, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Alma Louise Mathis, Donald L. Mathis, individually and Peggy M. Hobdy, individually**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TR Designs and Properties, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lot 20, Block 5, Dabbs and Elliott Subdivision, as per plat recorded in Book 547, Page 97, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said Lot 20 faces 50 feet on the westerly side of 30th street and runs back between parallel lines to a 10 foot alley a distance of 144 feet.

Being the same property conveyed to Robert Paul Mathis and wife, Alma Louise Mathis by Warranty Deed from Alma Louise Mathis and husband, Robert Paul Mathis and Marion Elizabeth Hancock and husband, Ben Cradock, dated October 13, 1967 and filed for record at Book 4189, page 495, said Register's Office. The said Robert Paul Mathis having since died February 12, 1977 vesting property solely to Alma Louise Mathis. Alma Louise Mathis having since died November 29, 2012 vesting property according to her Last Will and Testament to Donald L. Mathis and Peggy M. Hobdy as Co-Executors and Heirs at Law, filed for probate on May 2, 2016 as Number 2016PR174, at the Probate Court for Wilson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 105 30th Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 7th day of November, 2016.

The Estate of Alma Louise Mathis

Donald L. Mathis, Co-Executor

Donald L. Mathis, Individually

Peggy M. Hobdy, Co-Executor

Peggy M. Hobdy, Individually

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Donald L. Mathis and Peggy M. Hobdy, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Co-Executors of the Estate of Alma Louise Mathis, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 7th day of November, 2016.

NOTARY

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

MY COMMISSION EXPIRES: 8.14.17

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Donald L. Mathis and Peggy M. Hobdy, known to me, or proved on the basis of satisfactory evidence, to be the ones who executed the foregoing instrument for the purpose herein contained, as their free act and deed.

Witness my hand and official seal this 7th day of November, 2016

NOTARY

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

