Davidson County DEEDWARR
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#33353

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33353-11-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 8th day of December, 2016. Notary Public My Commission Expires: EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Robert Mathews Brooks Mathews 3806 Whitland Ave Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 03 0 B 140 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha Sanders Gennett, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Mathews and Brooks Mathews, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harding Pike #140, Nashville, TN 37205

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

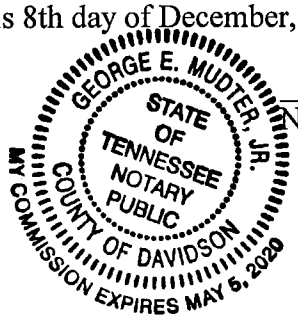
IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of December, 2016.

Martha Sanders Gennett, by Whit Clark, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whit Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Martha Sanders Gennett, and he is authorized by Martha Sanders Gennett to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of December, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 140 on the Plan of Royal Oaks Apartments, of record in Plat Book 5200, page 45, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and Bylaws in Book 5282, page 972, said Register's Office.

Being the same property conveyed to David C. Gennett by deed dated May 26, 1987 from Mildred H. Bailey, unmarried of record in Book 7247, page 645, Register's Office for Davidson County, Tennessee. Pursuant to a Marital Dissolution Agreement filed in Docket No. 97-5428, Circuit Court of Broward County, Florida, David C. Gennett conveyed his interest in subject property to Martha Sanders Gennett by Quitclaim Deed dated April 8, 1997, of record in Book 10422, page 294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 116 03 0 B 140 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 4505 Harding Road Homeowners Association, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 45, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3347, page 188, and Book 4835, page 964, Register's Office for Davidson County, Tennessee.
6. Easement for driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
7. Easement and reservations of record in Book 4744, page 370, modified in Book 4978, page 524, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
9. Easement and other rights contained in the deed of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

