RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M165593

BILL GARRETT, Davidson County
Trans:T20160115045 DEEDWARR
Recvd: 12/30/16 11:22 2 pgs
Fees:13.00 Taxes:762.20
20161230-0137381

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Michelle D. Mattox
Affiant

Subscribed and sworn to before me, this the 28th day of December, 2016.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle D Mattox 2605 Lakeland Drive Nashville, TN 37214	Waterstone Mortgage Corporation N25 W23255 Paul Road Pewaukee, WI 53072	095-12-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Celia Mai Vozka, Beneficiary under the Last Will & Testament of Dorothy Pearl Shaver**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle D. Mattox, an unmarried woman**, hereinafter called the Grantees, their heirs 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. 1 on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Shaver Jr. and wife, Dorothy P. Shaver by Warranty Deed from Marilee Henderson Dye and husband, Garry Dean Dye, recorded on the 13th day of June, 1995 in Deed Book 9699, Page 52, in the Register's Office of Davidson County, Tennessee. Further conveyed to Celia Mai Vozka, pursuant to the Last Will & Testament of Dorothy Pearl Shaver, as supported by Order for Minument of Title filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P2000, as recorded simultaneously herewith in Instrument Nos. 20161230-0137379 and 20161230-0137380, in the Register's Office for Davidson County, Tennessee. Dorothy P. Shaver and Dorothy Pearl Shaver having been one and the same person.

This is ☒ Improved OR ☐ Unimproved property located at: 2605 Lakeland Drive, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 28th day of December, 2016.

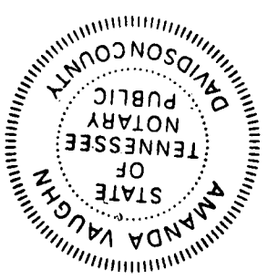
Celia Mai Vozka

Celia Mai Vozka,
Beneficiary under the Last Will and Testament of
Dorothy Pearl Shaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Celia Mai Vozka, Beneficiary under the Last Will & Testament of Dorothy Pearl Shaver**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2016.



Amanda Vaughn

Notary Public
My Commission expires:
5/5/2020