THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311243**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $341,000.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2017. NOTARY PUBLIC S. NIXON PRESSLEY My Commission Expires February 10, 2021 STATE OF TENNESSEE Notary Public My Commission Expires: 02/10/2021

WARRANTY DEED

Address New Owner: Lori Jeppson 222 Polk Avenue #202 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-05-2A-109.00 CO

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, **Mark Mattingly** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lori Jeppson, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 202, on the Horizontal Property Regime for Watauga Condominiums, formerly known as Polk Manor, as recorded in the Master Deed of record in Book 6339, page 281, amended in Book 6697, page 889, amended and restated in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARK MATTINGLY, by deed from AMANDA WILLIAMS and husband, DAVID WILLIAMS, of record in Instrument No. 20100622-0048857, dated June 22, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 093-05-2A-109.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 6339, page 281, amended in Book 6697, page 889, amended and restated in Instrument No. 20061025-0132105, said Register's Office.

This is improved property located at 222 Polk Avenue #202 Nashville TN 37203

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

BILL GARRETT, Davidson County
Trans:T20170030320 DEEDWARR
Recvd: 04/11/17 08:35 2 pgs
Fees:13.00 Taxes:1261.70
20170411-0035129

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of March, 2017.

Mark Mattingly

Lindsay Mattingly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Mattingly and Lindsay Mattingly, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018