THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Tyler Hall Mathews
109 Broadway
Old Hickory, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
06405006000
06409000400
06409000500

BILL GARRETT, Davidson County
Trans:T20170044774 DEEDQC
Recvd: 05/25/17 15:12 4 pgs
Fees:22.00 Taxes:0.00
20170525-0052373

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 19 day of May, 2017.

Notary Public

My Commission Expires: 11-5-18

J. MICHAEL DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TYLER HALL MATHEWS AND MEG MATHEWS** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TYLER HALL MATHEWS AND MEG MATHEWS,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed for the sole purpose of consolidating the contiguous tracts to form one parcel.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of May, 2017.

Tyler Hall Mathews

Meg Mathews

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler Hall Mathews**, the Grantor, 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.

Witness my hand and official seal this 19 day of May, 2017.

My commission expires: 11-5-18

Notary Public

J. MICHAEL DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Meg Mathews**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2017.

My commission expires: 11-5-18

Notary Public

J. MICHAEL DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Tract A:

Tract I
The southerly 50 feet of Lot Number 1, Block "B" of the Hadley's Bend City Subdivision, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Said part of Lot Number 1 begins at a point in the westerly margin of Broadway Street 119 feet south of the southeast intersection of Union and Broadway Streets; thence North 63 degrees West 45 feet to a point; thence South 54 degrees 40 minutes West 15.5 feet to a point; thence North 77 degrees 50 minutes West 29 feet to a point; thence southerly 50 feet along the easterly margin of Union Street to a point; thence easterly 125 feet to a point in the westerly margin of Broadway Street; thence northerly 50 feet along the westerly margin of said street to the point of beginning.

Tract II
Described property in the Fourth (4th) Civil District of Davidson County, Tennessee, to wit:

The northerly part of Lot Number 1, Block "B" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Said part of Lot Number 1 begins at a point at the southeast corner of Broadway Street and Union Street (not constructed); thence southerly along the easterly margin of Union Street 82 feet to a point; thence South 77 degrees 50 minutes East 29 feet to a point; thence North 54 degrees 40 minutes East 15.5 feet to a point; thence South 63 degrees East 45 feet to a point in the westerly margin of said Broadway Street; thence northwesterly along the westerly margin of said Broadway Street, 119 feet to the point of beginning.

Being a portion of the same property conveyed to Ty Mathews and Meg Mathews by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated September 1, 2011, of record in Instrument Number 20110919-0072311, Register's Office for Davidson County, Tennessee.

Ty Mathews being one and the same as Tyler Hall Mathews.

Tract B

Land in Davidson County, Tennessee, being Lot(s) No. 2, as shown on the map entitled Block "B" Hadley Bend City, of record in Plat Book 421, Page 120, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler Hall Mathews by quitclaim deed from Holy Trinity Greek Orthodox Church, of record in Instrument Number 20120418-0033056, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyler Hall Mathews by quitclaim deed from The Estate of William L. Morris, Sr., Margaret Anne Moody, William L. Morris, Jr., Jason W. Morris and Kelley Hixon, dated the 19 day of May, 2017, of record in Instrument Number 20170525-0052372, Register's Office for Davidson County, Tennessee.