BILL GARRETT, Davidson County
Trans:T20170046655 DEEDWARR
Recvd: 06/01/17 16:13 2 pgs
Fees:13.00 Taxes:2090.50
20170601-0054747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Brandy Gomany
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 2017.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Valerie Matlock-Perry 908 Buford Place Nashville, TN 37204	First Community Mortgage Inc. 262 Robert Rose Dr. Suite 200 Murfreesboro, TN 37129	132-01-0-060.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN CARTER TOOLE AND WIFE, BARBARA M. TOOLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

VALERIE MATLOCK-PERRY, SINGLE WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 146, as shown on the map entitled the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, 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 JOHN CARTER TOOLE AND WIFE, BARBARA M. TOOLE, by deed from FELICIA S. CARSON GATES, MARRIED, of record in Instrument No. 20060606-0066622, dated May 31, 2006, said Register's Office.

This improved property is known as 908 Buford Place, Nashville, TN 37204.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and 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 our hands this 26 day of May, 2017.

John Carter Toole by Barbara M. Toole
John Carter Toole, by Barbara M. Toole,
his Attorney-in-Fact

Barbara M. Toole
Barbara M. Toole

State of Tennessee)
County of Davidson)

On this 26 day of May, 2017, before me personally appeared Barbara M. Toole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Carter Toole, and who acknowledged that she executed the same as the free act and deed of John Carter Toole.

Witness my hand and official seal at office, this 26 day of May, 2017.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara M. Toole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of May, 2017.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY