BILL GARRETT, Davidson County
Trans:T20170057319 DEEDWARR
Recvd: 07/05/17 15:10 2 pgs
Fees:13.00 Taxes:1024.90
20170705-0067548

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2017.

Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Irene Mary-Ann McKirgan 1204 Winter Breeze Court Nashville, TN 37221	ACCESS NAT'L MORTGAGE 1800 ROBERT FULTON DR. STE 350 RESTON, VA 20191	141-7-B-151.00.

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, **Brent T Matlock and Stephanie L Matlock, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Irene Mary-Ann McKirgan, 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. 150 on the Plan of Somerset Farms, Section 4, Phase 3, as shown by plat of record in Plat Book 9700, page 460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brent T. Matlock and wife, Stephanie L. Matlock by Warranty Deed from Chad M. Hancock and wife, Laura Hancock, dated July 31, 2006, recorded August 1, 2006, of record in Instrument No. 20060801-0093390, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1204 Winter Breeze Court, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 30th day of June, 2017.

Brent T Matlock

Stephanie L Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brent T Matlock and Stephanie L Matlock**, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: _____