WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/17 09:26 2 pgs
Fees:13.00 Taxes:2309.73
20170710-0068768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/19/21
(AFFIX SEAL)

MEREDITH A. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
REGIONAL HOLDINGS, INC.	NEW OWNER	146060023.00
(NAME)	(NAME)	
P. O. BOX 707		
(ADDRESS)	(ADDRESS)	
CLARKSVILLE, TN 37041-0707		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT MARTHA H. MATLOCK, TRUSTEE OF THE MARTHA H. MATLOCK REVOCABLE TRUST, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO REGIONAL HOLDINGS, INC., ITS SUCCESSORS AND/OR 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 Fesseyland, as of record in Book 2854, page 99, Register's Office for Davidson County, Tennessee.

Said Lot fronts 312 feet on the east side of Franklin Road and runs back 428.5 feet on the north line and 250 feet on the south line, to a dead line in the rear on which it measures 393.8 feet.

Being all of the same property conveyed to Martha H. Matlock, Trustee of the Martha H. Matlock Revocable Trust, under agreement dated October 10, 2014 by Quitclaim Deed dated April 24, 2015 from Martha H. Matlock, sole successor Trustee of the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust U/A/D December 28, 1993, of record in Instrument Number 20150428-0037904, Register's Office for Davidson County, Tennessee.

Said property is also all of the same property conveyed to Roy L. Matlock, Sr. and Martha H. Matlock, Trustees U/A/D December 28, 1993 by Quitclaim Deed dated December 30, 1993 from Roy L. Matlock and wife, Martha H. Matlock, individually, of record in Deed Book 9205, page 415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations (7) Permanent Easement of record in Book 2854, page 99, Register's Office for Davidson County, Tennessee.

This is: Improved property, known as 4928 Franklin Pike, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 on this the 7th day of July, 2017

MARTHA H. MATLOCK REVOCABLE TRUST

BY: Martha H. Matlock

MARTHA H. MATLOCK, SOLE SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Martha H. Matlock, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Sole Successor Trustee of the Martha H. Matlock Revocable Trust, the within named bargainor, and she as such Sole Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name by herself as said Sole Successor Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of July, 2017.

Notary Public

My Commission Expires: _____

JOSEPHINE BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10 2019

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 12.03.19