THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612489** BILL GARRETT, Davidson County Trans:T20170068160 DEEDWARR Recvd: 08/07/17 15:30 2 pgs Fees:13.00 Taxes:1402.30 20170807-0080773	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$379,000.00. Affiant Subscribed and sworn to before me, this28th day of July, 2017 Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Steven Matz 370 FORREST VALLEY DR Nashville TN 37209-5214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-14-0-028.00

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, **Nathaniel Morrow and Anne-Cameron Morrow, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Matz**, ("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, TN, Being Lot No. 5, on the Plan of Resubdivision of Lots 5, 6, and 7, Thousand Oaks Estates, of record in Instrument No. 20000207-0012629, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Nathaniel H. Morrow and wife, Anne-Cameron Morrow by Warranty Deed from Steven E. Burger and wife, Deborah C. Burger, recorded on the 6th day of December, 2006 in Instrument No. 20061206-0150863, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 5, 6, AND 7, THOUSAND OAKS ESTATES, as recorded in Instrument No. 20000207-0012629, previously in Plat Book 3700, Page(s) 82 and 83.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4056, Page 371 and Book 4072, Page 318.

This is improved property located at 370 FORREST VALLEY DR Nashville TN 37209-5214

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 28th day of July, 2017.

Nathaniel Morrow

Anne-Cameron Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel Morrow and Anne-Cameron Morrow, 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 28th day of July, 2017.

Notary Public

