Davidson County DEEDWARR
Recvd: 08/30/17 11:21 3 pgs
Fees:18.00 Taxes:703.00
20170830-0089196

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2017.

Notary Public
My commission expires: 4.24.19

PENNY ALLISON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

05-1708-67155

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Andrews 120 West Marthona Road Madison TN 37115	Matthew Andrews 3007 Maple Lane Franklin, TN 37067	042-15-0-033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robin E. Hood and wife, Melissa D. Hood**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Andrews and Lindsey Andrews, Husband and Wife**, hereinafter called the Grantees, their successors 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 Nos. 35, 36, 37 and 38, Block C on the Plan of Marthonna, not of record, and described according to a survey made by J.A. Mefford, Surveyor, December 1937, as follows:

Beginning at a point in the Westerly margin of Ezell Road West, now Marthonna, 650.3 feet South of the Southerly margin of Old Hickory Boulevard, said point being the intersection of the common line of Lot Nos. 34 and 35, running thence Southerly along the Westerly margin of Ezell Road West 100 feet; thence Westerly and at right angles to Ezell Road West 275 feet; thence Northerly and parallel to the first course 100 feet; thence Easterly 275 feet to the point of beginning.

Being the same property conveyed to Melissa G. Davis by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., also known as the United States Department of Housing and Urban Development, dated July 9, 1999, recorded July 13, 1999, of record in Book 11570, Page 172, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robin C. Hood and wife, Melissa D. Hood by Quitclaim Deed from Melissa D. Hood, dated February 28, 2002, recorded March 20, 2002, of record in Instrument No. 20020320-0034331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 120 West Marthona Road, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of August, 2017.

Robin E. Hood

Melissa D. Hood

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robin E. Hood and Melissa D. Hood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:
4-24-19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

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

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, Peggy Allison [Name of Notary], a notary public for this county and state, BRANDON LIPPMAN [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-24-19

{Notary' Seal}

PEGGY ALLISON
NOTARY PUBLIC
SUMNER COUNTY