Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

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

Notary Public
My commission expires: 6/19/18

04-1708-56597

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sarah Matlock 309 Amberwine Court Antioch TN 37013	Sarah Matlock 309 Amberwine Court Antioch, TN 37013	165-13-0-A-108.00 CO

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, **Vanessa B. Obando n/k/a Vanessa Stewart, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah Matlock, an unmarried woman and Frank L. Matlock, a married man**, 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 No. 480, on the Plan of Section Nine, Peppertree Forest, of record in Book 7900, Page 760, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa B. Edwards by deed from Mary Virginia Alford, dated May 24, 2002, recorded May 30, 2002, of record in Instrument No. 20020530-0065507, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vanessa B. Obando, an unmarried woman by Quitclaim Deed from Vanessa B. Edwards, known now as, Vanessa B. Obando, unmarried, dated May 26, 2015, recorded June 3, 2015, of record in Instrument No. 20150603-0051984, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 309 Amberwine Court, Antioch, TN 37013.

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.

Bill Garrett Davidson County
Batch# 8616 **DEEDWARR**
10/04/2017 03:41:45 PM 2 pgs
Fees: $13.00 Taxes: $562.40

20171004-0102021

WITNESS my hand this 28th day of September, 2017.

Vanessa Stewart

Vanessa Stewart

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 28th day of September, 2017.

Notary Public

My Commission expires: 12/20/20

