Bill Garrett Davidson County
Batch# 16805 DEEDWARR
10/23/2017 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $3,718.50
20171023-0108360

#33769

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612362**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,005,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2017. Notary Public My Commission Expires: 10-7-2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Nicholas Frank and Elizabeth Baumgarten 305 Clarendon Avenue Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Farmington Mort. 2002 Richard Jones Rd Suite 300A Nashville TN 37215	Tax Information: Tax Parcel ID No. 116-06-0-016.00

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, **Ernest C. Matthews IV and David M. Matthews and Craig M. Matthews and Charles C. Matthews, devisees under the Last Will and Testament of Jo Ann Wright, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Frank and Elizabeth Baumgarten, husband and wife**, ("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, Tennessee, being parts of Lots 8 and 12 on the map of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Clarendon Avenue at a point 30 feet northeasterly from the northwest corner of Lot No. 15 on said plan; running thence South 57 1/4 deg. East 121 feet 6 inches to the corner of Lots 14 and 15 in said plan; thence South 69 1/4 deg. East with the line between Lots 13, 14 and 12 in said plan, 138 feet to the rear line of Lot 7 in said plan, said point being the northeast corner of Lot 13 in said plan; thence northwardly with the line between Lots 7 and 12 in said plan, 70 feet to the common corner of said Lots 7, 8 and 12; thence North 38 1/2 deg. West 119 feet 3 inches to a point in the southeasterly margin of Clarendon Avenue, which point is 20 feet northeast of the common corner of said Lots 8 and 12; thence southwestwardly with the southeasterly margin of said Clarendon Avenue 165 feet to the point of beginning.

Being the same property conveyed to ERNEST C. MATTHEWS, III and wife, JOANN H. MATTHEWS, by deed from BERNARD FENSTERWALD, JR. EXECUTOR AND INDIVIDUALLY AND ANN F. EISENSTEIN, of record in Book 3616, page 423, dated August 30, 1963, said Register's Office.

ERNEST C. MATTHEWS, III, died leaving JOANN H. MATTHEWS as the surviving tenant by the entirety.

JOANN H. WRIGHT, f/k/a JOANN H. MATTHEWS conveyed her interest in subject property to RICHARD MILES WRIGHT, III and JOANN H. WRIGHT, husband and wife (to create a tenancy by the entireties) by deed of record in Book 5262, page 487, dated December 29, 1977, said Register's Office.

RICHARD MILES WRIGHT, III, predeceased his wife JOANN H. WRIGHT, who died testate, on or about July 19, 2015. Her Last Will and Testament, being

filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 15P1354, devised the subject property to her children, ERNEST C. MATTHEWS, IV, DAVID M. MATTHEWS, CRAIG M. MATTHEWS AND CHARLES C. MATTHEWS.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 116-06-0-016.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 547, pages 57 and 58, said Register's Office.

This is improved property located at 305 Clarendon Avenue Nashville TN 37205

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 20th day of October, 2017.

Ernest C. Matthews IV

David M. Matthews, by Ernest C. Matthews, IV, his Attorney-in-fact

Craig M. Matthews, by Ernest C. Matthews, IV, his Attorney-in-fact

Charles C. Matthews, by Ernest C. Matthews, IV, his Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ernest C. Matthews IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest C. Matthews IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for David M. Matthews, Craig M. Matthews and Charles C. Matthews, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of October, 2017.

Notary Public

My Commission Expires: _____



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

