Bill Garrett Davidson County
Batch# 39889 DEEDWARRSP
12/20/2017 11:26:32 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20171220-0129582

THIS INSTRUMENT PREPARED BY:

Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

New Owner	Send Tax Bills To:	Map & Parcel
Richard W. Mattson and Susan C. Mattson, Trustees 1718 Kingsbury Drive Nashville, TN 37215	New Owner	**159-06-B-010.00CO**

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VOCE DEVELOPMENT COMPANY, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **RICHARD W. MATTSON AND SUSAN C. MATTSON, TRUSTEES OF THE RICHARD & SUSAN MATTSON LIVING TRUST DATED MAY 5, 2017,** hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, Voce, Phase 1B of record in Plat at Instrument No. 20141028-0099405 as corrected in Instrument No. 20161206-0128036, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Voce Development Company, LLC by Special Warranty Deed from Granny White Cabin Realty, LLC of record in Instrument No. 20140224-0015553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee; (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is unimproved property known as 1723 Woodsong Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 19 day of December, 2017.

VOCE DEVELOPMENT COMPANY, LLC

By: _____
R. Shannon Pollard, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Shannon Pollard with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Voce Development Company, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the limited liability company by the said R. Shannon Pollard as Chief Manager.

19 Witness my hand and official seal at office at Brentwood, Tennessee, on this the day of December, 2017.

Lisa W. Carnes
Notary Public

My commission expires: 7/26/2021

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $299,900.00.

Alexis M. Cantrell
Affiant

Sworn to and subscribed before me this the 19th day of December, 2017.

Georgette R Kennedy
Notary Public

My commission expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY