Return TO:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18066

Bill Garrett Davidson County
Batch# 65779 DEEDWARR
03/06/2018 10:55:19 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20180306-0020993

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd. Ste. 100
Goodlettsville, TN 37072
New Owner is:
Aaron Michael Sweet
5017 Cambron Drive
Nashville, TN 37221

MAP: 155-16-0
PARCEL: 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Karen L. Jones (a/k/a Karen Matthews Jones), a single woman, Barry N. Matthews (incorrectly spelled "Mathews" on previous Quitclaim Deed), (a/k/a Barry Neal Matthews), and wife, Laurie Matthews, and Elizabeth Jane Matthews (a/k/a Elizabeth J. Matthews), a single woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Aaron Michael Sweet and wife, Allison Sweet**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 5017 Cambron Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 28 in Pasquo Park Subdivision, Section 2, as of record in Book 3600, Page 77, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property previously to Roger D. Matthews and wife, Elizabeth J. Matthews by Warranty Deed from James D. Grubbs and wife, Thelma E. Grubbs, dated 7/13/84 and recorded July 13, 1984, Book 6337, Page 680, Register's Office for Davidson County, Tennessee. Subsequently a Quitclaim Deed from Roger D. Matthews and wife, Elizabeth Jane Matthews to Karen L. Jones, a single woman, and Barry N. Matthews, a married man, as tenants in common, a fifty percent undivided interest each, and reserving a Life Estate to Roger D. Matthews and wife, Elizabeth Jane Matthews, was recorded on March 14, 2016, Instrument Number 20160314-0024063, said Register's Office. Said Quitclaim Deed having been signed by Roger D. Matthews, individually and as attorney in fact for Elizabeth J. Matthews, however no Power of Attorney from Elizabeth J. Matthews naming Roger D. Matthews as her attorney in fact was recorded and thus any conveyance under the said Quitclaim Deed cannot be perfected. The said Roger D. Matthews having since died on April 18, 2017, and property having vested in Elizabeth Jane Matthews as surviving tenant by the entirety. Karen L Jones and Barry N. Matthews individually join in the execution of this Warranty Deed for the purpose of conveying any and all interest they may have together with or apart from Elizabeth Jane Matthews. Original Durable General Power of Attorney of Elizabeth Jane Matthews appointing Karen Matthews Jones and Barry Neal Matthews as successor co-attorneys in fact being recorded simultaneously herewith. Laurie Matthews, wife of Barry N. Matthews also joins in the execution of this Warranty for the purpose of conveying any and all of her interest, marital or otherwise.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of March, 2018.

GRANTORS:

Karen L. Jones

Laurie Matthews

Barry N. Mathews

Elizabeth Jane Matthews by Barry Neal Matthews, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Barry Neal Matthews**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument on behalf of **Elizabeth Jane Matthews** and who acknowledged that he executed the same as the free act and deed of the said **Elizabeth Jane Matthews** for the purposes therein contained by virtue of the one certain Durable General Power of Attorney duly executed by the said **Elizabeth Jane Matthews**, and appearing of record in Instrument Number 20180306-0020992, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 2nd day of March, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Karen L. Jones (a/k/a Karen Matthews Jones)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of March, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barry N. Mathews (a/k/a Barry Neal Matthews), and Laurie Matthews,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of March, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

SWORN TO and subscribed before me this 2nd day of March, 2018.

NOTARY PUBLIC

My commission expires: _____

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021