WARRANTY DEED

Bill Garrett Davidson County
Batch# 72972 DEEDWARR
03/26/2018 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180326-0028021

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of March, 2018.

Notary Public
My Commission expires: 12/1/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Matysiak	SAME	061-11-0-227.00
1125 Greenland Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert H. Braswell**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Matysiak and Michelle Matysiak, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 80.2 feet of Lot No. 15 on the Plan of Greenland Tract, of record in Book 421, page 40, Register's Office for said County.

Said part of Lot No. 15 fronts 80.2 feet on the northerly margin of Greenland Avenue and extends back 257 feet on the easterly line, as measured from the center of said avenue, and 360 feet on the westerly line to a dead line in the rear, measuring 80.3 feet thereon.

Being the same property conveyed to Robert H. Braswell, from William P. Todd, by deed on June 2, 2017, of record in Instrument Number 20170607-0057295, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Plat Book 421, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1125 Greenland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 22, 2018.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert H. Braswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2018

My commission expires 7/8/19

Notary Public

