Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 84440 DEEDWARR
04/25/2018 09:12:43 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20180425-0038754

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

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

Notary Public
My commission expires:

13-1803-133054

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nathan Matwijec 412 Van Buren Street Nashville TN 37208	Nathan Matwijec 412 Van Buren Street Nashville, TN 37208	082-09-0-J412.00CO

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, **Brandon John Perry, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathan Matwijec, unmarried 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 Unit No. 412, together with the appurtenant interest in the common elements of Morgan Park Place West Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place West Condominiums in Instrument No. 20100622-0048863, amending Instrument No. 20050831-0104621. Said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, as Scrivener's Affidavit in Instrument No. 20150910-0092062, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 20140425-0035188, said Register's Office.

Being the same property conveyed to Brandon John Perry, a single person, by Warranty Deed from Ronald E. Wood, a single person, dated November 21, 2013 and recorded on December 3, 2013 in Instrument No. 20131203-0123308, in the Register's Office of Davidson County, Tennessee.

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 412 Van Buren Street, Nashville, TN 37208.

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.

WITNESS my hand this 23rd day of April, 2018.

Brandon John Perry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Murfreesboro, TN, this 23rd day of April, 2018.

Notary Public

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

My Commission expires:

05-19-20