THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24666

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 106960 DEEDWARR
06/20/2018 03:36:18 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20180620-0059657

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Patrick Kerrigan	new owners	MAP
3210 West End Circle #203		PARCEL 104-02-3D-203.00-CO
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John Matthews, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Patrick Kerrigan**, unmarried, and Patrick W. Kerrigan, married, as Tenants in Common with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Number 203 on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to John Matthews by Warranty deed from Charles E. Blankenship, Jr., Trustee with full right and power to sell, transfer, convey and encumber without the joinder of any beneficiary or other party, and his successors in trust of record in Instrument No. 20140725-0066213 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 25, 2014.

Being also known as 3210 West End Circle #203 Nashville, Tennessee 37203.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3210 West End Circle #203, Nashville, TN 37203.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RW-18-3210-203

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this the 1st day of June, 2018.

John Matthews

Joy Matthews

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Matthews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2018.

My Commission expires: March 3 2020

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joy Matthews** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2018.

My Commission expires: March 3 2020

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public