# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-HD-18-293-H

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Hamidullah Durani** | **New Owner** | |
| (NAME) | Bill Garrett Davidson County | |
| **1200 Old Hickory Blvd.** | Batch# 109858 **DEEDWARR** | **133-11-0-108.00** |
| (ADDRESS) | 06/28/2018 11:24:17 AM 2 pgs | |
| **Brentwood, TN 37027** | Fees: $13.00 Taxes: $703.00 | |
| (CITY) (STATE) (ZIP) | 20180628-0062477 | |
| | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY C. WHITAKER, CO-TRUSTEE OF THE MARTHA H. MATLOCK REVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMIDULLAH DURANI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Valley View Meadows, Section Two of record in Plat Book 3600, Page 60, 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 the same property conveyed to Roy L. Matlock, Sr. and Martha H. Matlock, Trustees of the Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Trust Agreement dated December 28, 1993 and revised February 22, 2008 and revised August 17, 2012 by Warranty deed from Thomas C. Cavanagh and wife, Stephanie M. Cavanagh of record in Instrument No. 20131001-0102846 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 01, 2013.

Being the same property conveyed to Martha H. Matlock, Trustee of the Matlock Decedent's Irrevocable Trust, under agreement dated October 10, 2014 by Quitclaim deed from Martha H. Matlock sole successor Trustee of the Roy L. Matlock and Martha H. Matlock Joint Revocable Trust Agreement dated December 28, 1993 and revised February 22, 2008 and revised August 17, 2012 of record in Instrument No. 20150428-0037903 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 28, 2015.

Being the same property conveyed to Martha H. Matlock, Trustee of the Martha H. Matlock Revocable Trust, under agreement Dated October 10, 2014 by Quitclaim deed from Martha H. Matlock, Trustee of the Matlock Decedent's Irrevocable Trust, under agreement dated October 10, 2014 of record in Instrument No. 20150709-0066644 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on July 09, 2015.
**The said Martha H. Matlock having since resigned as Trustee and nominated Linda Joyce Matlock, Judy Carol Whitaker, Mickie Kay Woods, Roy Leon Matlock, Jr. and William Thomas Matlock as the Co-Trustees. The Trust was Amended on July 28, 2017 specifying that any Co-Trustee shall be able to act independently to convey Trust assets as long as the majority of the Co-Trustees approve.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3770, Page 214, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **293 Cathy Jo Dr., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JUNE, 2018.

Judy C. Whitaker, Co-Trustee of the Martha H. Matlock Revocable Trust, under agreement Dated October 10, 2014

BY: Judy Carol Whitaker, Co-Trustee
Judy Carol Whitaker
Co Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY C. WHITAKER, CO-TRUSTEE OF THE MARTHA H. MATLOCK REVOCABLE TRUST, UNDER AGREEMENT DATED OCTOBER 10, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212