Bill Garrett Davidson County
Batch# 121111 DEEDWARR
07/26/2018 11:04:02 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180726-0072949

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2018.

Notary Public

My commission expires: 6-26-21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Westerman	Franklin Synergy Bank	097-02-0A-055.00-CO
1322 Riverbrookk Dr	722 Columbia Avenue	
Hermitage, TN 37076	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nicole Leigh Mathis, single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Francis Westerman, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being, Lot No. 55 on the Plan of Final Plat Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Nicole Leigh Mathis, single woman, by Warranty Deed from Rachel A. Narlock , n/k/a Rachel Lauber and Andrew Lauber, wife and husband, of record in Instrument No. 20151028-0109513, in the Register's Office of Davidson County, Tennessee, dated August 06, 2015 and recorded on October 28, 2015. (Value of consideration shown in aforementioned deed $163,900.00)

This is improved property known as **1322 Riverbrook Dr, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of July, 2018.

Nicole Leigh Mathis

Nicole Leigh Mathis

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nicole Mathis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of July, 2018.

Notary Public
My Commission Expires: 9.6.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001229-526