THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 126992 DEEDWARR
08/09/2018 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,071.15
20180809-0078759

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary L. Wilson and Aldrea R. Vertison 2300 Kimberly Dr. Nashville, TN 37214	Land Home Financial Services, 1355 Willow Way Suite 250 Concord, CA 94520	073-07-0-002.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MELISSA D. MATTHEWS AND WIFE, CRAIG MATTHEWS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GARY L. WILSON AND ALDREA R. VERTISON, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 503, on the plat of Sunset View, Section VI, of record in Book 2900, Page 54 & 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa D. Edwards, an unmarried woman, by Warranty Deed from Brenda J. Woodall-Schott and husband Wray Schott, of record on August 5, 2010, at Instrument No.20100805-0061681, Davidson County Register of Deeds. Furthermore, being the same property conveyed to Melissa D. Matthews and Craig Matthews, wife and husband, by Quitclaim Deed from Melissa D. Matthews fka Melissa D. Edwards, of record on March 23, 2017, at Instrument No. 20170323-0028528, Davidson County Register of Deeds.

This property is commonly known as **2300 Kimberly Dr., Nashville, TN 37214**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 6 day of **August, 2018**:

Melissa D. Matthews

Craig Matthews

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELISSA D. MATTHEWS AND CRAIG MATTHEWS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6 day of August, 2018:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $289,500.00.

Affiant

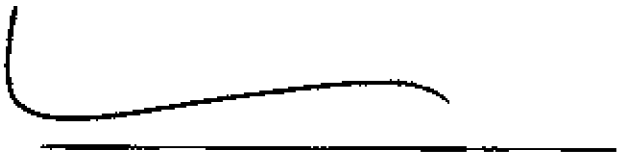
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2018:

Notary Public

My Commission Expires: 4/13/22

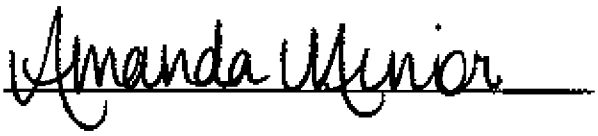
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

