WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141981 DEEDWARR
09/17/2018 03:36:11 PM 5 pgs
Fees: $28.00 Taxes: $2,201.50

20180917-0092192

J-SL-18-12-H

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Matthews Family Trust dated July 17, 2007	**New Owner**	
(NAME)	(NAME)	
11635 Nelson Bar Rd.		**058-11-0-217.00** **071-10-0-197.00** **059-10-0-286.00** **050-10-0-068.00** **050-10-0-A-015.CO** **071-10-0-190.00** **058-11-0-220.00** **059-10-0-298.00** **093-16-0-074.00**
(ADDRESS)	(ADDRESS)	
Yankee Hill, CA 95965		
(CITY) (STATE) (ZIP)	(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, **BARBARA J. JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD L. MATTHEWS AND GERRI MATTHEWS, CO-TRUSTEES OF THE MATTHEWS FAMILY TRUST DATED JULY 17, 2007,** 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:

Parcel One: (534 Phipps Dr., Nashville, TN 37218)

Land in Davidson County, Tennessee, being Lot No. 125B on the Plan of Zone Lot Division Lots 124 and 125, Royal Hills, Section 1, of record in Plat Bock 4675, Page 73, as amended in Plat Book 6250, Page 848, Register's Office for said County.

Said Lot No. 125B fronts 34.89 feet on the westerly margin of Phipps Drive and extends back 218.45 feet on the southerly line and 239.00 feet on the northerly line to a dead line in the rear, measuring 41.43 feet thereon.

Parcel Two: (1225 A Katie Ave., Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 80B on the plan of Zone Lot Division Lots 78 & 80 J.B. Haynie's Cumberland Hts., of record in Plat Book 57, Page 170, as amended in Plat Book 6200, Page 537, Register's Office for said County.

Said Lot No. 80B fronts 25.0 feet on the easterly margin of Katie Avenue and extends back 129.75 feet on the northerly line and 131.0 feet on the southerly line to a dead line in the rear, measuring 25.0 feet thereon.

Parcel Three: (739 Garrison Dr., Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 6B on the plan of Zone Lot Division, Lots 5 and 6, Haynes Manor, Section 7, of record in Plat Book 6250, Page 292, as amended in Plat Book 6900, Page 179, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Parcel Four: N/A

Parcel Five: (3519 Chesapeake Dr., Nashville, TN 37207)

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 15, Lot No. 6 in a Horizontal Property Regime as shown on the Condominium Site Plan, Section One, Phase I, Chesapeake Homes, of record in Plat Book 5800, Page 165, amending Plat Book 5800, Page 155, Register's Office, Davidson County, Tennessee.

Parcel Six: (1300 B Aline Ave., Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 69B on the Plan of Zone Lot Division Lots Nos. 69 and 70, J.B. Haynie's Cumberland Heights, of record in Plat Book 57, Page 170, as amended in Plat Book 6200, Page 479, Register's Office for said County.

Said Lot No. 69B fronts 25.0 feet on the westerly margin of Aline Avenue and extends back between parallel lines 125.0 feet to an alley.

Parcel Seven: (676 Putnam Dr., Nashville, TN 37218)

Land in Davidson County, Tennessee, being Lot No 193B, Zone Lot Division of Lots 193 and 194, Royal Hills Subdivision, Section 3, as of record in Plat Book 6250, Page 914, amending Plat Book 4860, Page 47, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate legal description.

Parcel Eight: (823 Charlie Pl., Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 17B on the Plan of Zone Lot Division Lots 16, 17, and 18, Haynes Manor, Section 7, as of record in Plat Book 6250, Page 292, as amended in Plat Book 6900, Page 235, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel Nine: (92 Maury St., Nashville, TN 37210)

Land in Davidson County, Tennessee, being the north 30 feet 6 inches of Lot No. 105 on the Plan of Maury and Claiborne's Addition, as of record in Plat Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lot No.105 fronts 30 feet 6 inches on the west side of Maury Street and runs back between parallel lines 165 feet to a 20 foot alley.

As to Parcel Nine:

Being a portion of the same property conveyed to First John Church in God of Holiness by Quitclaim Deed from L. C.. Tanley, Jr. and Thomas N. Gray, of record in Book 5643, Page 436, Register's Office for Davidson County, Tennessee, dated August 25, 1980 and recorded on August 28, 1980.

Being the same property vested in Barbara J. Jones by Final Decree of the Clerk and Master of the Chancery Court at Nashville, of record in Book 7384, Page 14, in the Register's Office for Davidson County, Tennessee.
Being also known as 92 Maury St 37210.

As to Parcel Eight:

Being the same property conveyed to Barbara J. Jones by Warranty deed from Darrick W. Eugene and wife, Baverly Ann Eugene of record in Book 8248, page 265, Register's Office for Davidson County, Tennessee, dated November 13, 1990 and recorded on December 03, 1990.
Being also known as 823 Charlie Pl Nashville, Tennessee 37207.

As to Parcel Seven:

Being the same property conveyed to Barbara J. Jones, unmarried by Warranty deed from Samuel J. Pierce, Jr. Secretary of Housing and Urban Development of Washington, DC. of record in Book 7666, page 944, Register's Office for Davidson County, Tennessee, dated September 29, 1988 and recorded on October 03, 1988.
Being also known as 676 Putnam Dr Nashville, Tennessee 37207.

As to Parcel Six:

Being the same property conveyed to Barbara J. Jones by Warranty deed from Jack F. Kemp Secretary of Housing and Urban Development of Washington, DC. of record in Book 8036, page 455, Register's Office for Davidson County, Tennessee, dated January 26, 1990 and recorded on January 31, 1990.
Being also known as1300B Aline Ave Nashville, Tennessee 37207.

As to Parcel Five:

Being the same property conveyed to Barbara J. Jones by Warranty deed from Jack F. Kemp Secretary of Housing and Urban Development of Washington, DC. of record in Book 8114, page 903, Register's Office for Davidson County, Tennessee, dated May 22, 1990 and recorded on May 23, 1990.
Being also known as 3519 Chesapeake Dr Nashville, Tennessee 37207.

As to Parcel Four: N/A

As to Parcel Three:

Being the same property conveyed to Barbara J. Jones by Warranty deed from Jack F. Kemp Secretary of Housing and Urban Development of Washington, DC. of record in Book 8036, page 465, Register's Office for Davidson County, Tennessee, dated January 26, 1990 and recorded on January 31, 1990.
Being also known as 739 Garrison Dr Nashville Tennessee 37207.

As to Parcel Two:

Being the same property conveyed to Barbara J. Jones by Warranty deed from Jack F. Kemp Secretary of Housing and Urban Development of Washington, DC. of record in Book 8312, page 567, Register's Office for Davidson County, Tennessee, dated March 15, 1991 and recorded on March 19, 1991.
Being also known as 1225 Katie St Nashville Tennessee 37207.

As to Parcel One:

Being the same property conveyed to Barbara J. Jones by Warranty deed from Jack F. Kemp Secretary of Housing and Urban Development of Washington, DC. of record in Book 8062, page 103, Register's Office for Davidson County, Tennessee, dated March 08, 1990 and recorded on March 12, 1990.
Being also known as 534 Phipps Dr. Nashville Tennessee 37218.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- As to Parcel One:

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 848, amending in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

As to Parcel Two:
Subject to all matters shown on the Plan of record in Plat Book 6200, Page 537, amending in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee.

As to Parcel Three:
Subject to all matters shown on the Plan of record in Plat Book 6900, Page 235, amending in Plat Book 6250, Page 292, Register's Office for Davidson County, Tennessee.

As to Parcel Four:
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 770, amending in Plat Book 5200, Page 640, Register's Office for Davidson County, Tennessee.

As to Parcel Five:
Subject to all matters shown on the Plan of record in Plat Book 5800, Page 165, amending in Plat Book 5800, Page 155, Register's Office for Davidson County, Tennessee.

As to Parcel Six:
Subject to all matters shown on the Plan of record in Plat Book 6200, Page 479, amending in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee.

As to Parcel Seven:
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 914, amending in Plat Book 4860, Page 47, Register's Office for Davidson County, Tennessee.

As to Parcel Eight:
Subject to all matters shown on the Plan of record in Plat Book 6900, Page 235, amending in Plat Book 6250, Page 292, Register's Office for Davidson County, Tennessee.

As to Parcel Nine:
Subject to all matters shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for

Davidson County, Tennessee.

As to Parcel Ten:
Subject to all matters shown on the Plan of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee.

As to Parcel Eleven:
Subject to all matters shown on the Plan of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee.

As to Parcel Twelve:
Subject to all matters shown on the Plan of record in Plat Book 1835, Page 97, Register's Office for Davidson County, Tennessee.
• As to Parcel One:
Restrictions of record in Book 4813, Page 77, amended in Book 4895, Page 102, in the Register's Office for Davidson County, Tennessee.

As to Parcel Three:
Restrictions of record in Book 6632, Page 656, in the Register's Office for Davidson County, Tennessee.

As to Parcel Seven:
Restrictions of record in Book 4950, Page 530, in the Register's Office for Davidson County, Tennessee.

As to Parcel Eight:
Restrictions of record in Book 6632, Page 656, in the Register's Office for Davidson County, Tennessee.

As to Parcel Twelve:
Restrictions of record in Book 2024, Page 286, amended in Book 2045, Page 631, in the Register's Office for Davidson County, Tennessee.
• As to Parcel Five:
Subject to the matters contained in the Master Deed establishing a Horizontal Property Regime of Chesapeake Homes Condominium of record in Book 6027, Page 860, amended in Book 6072, Page 207, Register's Office for Davidson County, Tennessee.
• As to Parcel Five:
By Laws of record in Book 6027, Page 892, amended in Book 6072, Page 239, in the Register's Office for Davidson County, Tennessee.
• As to Parcel Five:
Charter for HOA of record in Book 6031, Page 486 and Instrument No. 20030430-0057659, in the Register's Office for Davidson County, Tennessee.
• As to Parcel Five:
Right of Way to Metropolitan Government of record in Book 7704, Page 378, in the Register's Office for Davidson County, Tennessee.
• As to Parcel Five:
General Development Plan: Chesapeake Home Condos of record in Book 6072, Page 247, in the Register's Office for Davidson County, Tennessee.
• As to Parcel Five:
QCD of common areas to HOA of record in Book 6155, Page 238, in the Register's Office for Davidson County, Tennessee.
• As to Parcel Three and Eight:
Transmission Line Easement of record in Book 2810, Page 114, 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: **534 Phipps Dr., Nashville, Tennessee 37218**.

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 13th DAY OF SEPTEMBER, 2018.

Barbara J. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 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