Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE,
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Affiant

Subscribed and sworn to before me, this 24 **day of October, 2018.**

Notary Public
My commission expires:

04-1810-57017

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tommy Mattox, II 417 Avondale Drive Nashville TN 37206	NEW OWNER	083-10-0-373.00

Karen Y Johnson Davidson County
Batch# 154617 **DEEDWARR**
10/29/2018 09:27:51 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20181029-0106650

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda H. Becker and Alvin C. Becker, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tommy Mattox, II and Kristen Marie Mattox, husband and wife,** hereinafter called the Grantees, their successors 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 Lot No. 114, on the Plan of McEwen Place, of record in Book 332, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John E. Obendorfer, an unmarried man and Richard L. Davidson, an unmarried man by deed from Bravo Two, LLC, a Tennessee limited liability company, dated January 27, 2014, recorded February 3, 2014, of record in Instrument No. 20140203-0009209, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John E. Obendorfer, an unmarried man and Richard L. Davidson, an unmarried man by Quitclaim Deed from John E. Obendorfer, an unmarried man and Richard L. Davidson, an unmarried man, dated March 26, 2015, recorded April 7, 2015, of record in Instrument No. 20150407-0030625, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda H. Becker and Alvin C. Becker, wife and husband by deed from John E. Obendorfer and Richard L. Davidson, married to each other, dated August 30, 2017, recorded August 31, 2017, of record in Instrument No. 20170831-0089698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 417 Avondale Drive, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs,

successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23 day of October, 2018.

Linda H. Becker

Alvin C. Becker

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda H. Becker and Alvin C. Becker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Las Vegas (city), Nevada (state), this 23 day of October, 2018.

RAMON J. LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Expires 02-16-2021
Certificate No. 17-1746-1

Notary Public

My Commission expires: 2-16-2021