THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118471

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me, this30th day of November, 2018.

Notary Public
My Commission Expires: 7/6/20

Karen Y Johnson Davidson County
Batch# 170791 **DEEDWARR**
12/05/2018 02:13:11 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20181205-0118650

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Kennedy Dean and Audrey Sue Hakman 4503 Helmwood Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061 02 0 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Matson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audrey Sue Hakman, unmarried, and Christopher Kennedy Dean, unmarried, as Tenants in Common with the Right of Survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 212, on the Plan of Section 7, Gra-Mar Acres, of record in Book 2331, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Robbie W. Ashburn, unmarried to Robert L. Matson, unmarried, as recorded on the 31st day of December, 2007 in Instrument No. 20071231-0149213 and Warranty Deed from Marvin T. Smythia and wife, Dorothy M. Smythia to Herbert Wesley Ashburn and wife, Robbie W. Ashburn, as recorded on the 3rd day of March, 1970 in Deed Book 4401, Page 183, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7, GRA-MAR ACRES, as recorded in Plat Book 2331, Page(s) 80.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2481, Page 129.

FYI - Power of Attorney recorded at Instrument No. 20071231-0149212; Limited Power of Attorney recorded at Instrument No. 20071231-0149214; Death Index Page re Herbert Wesley Ashburn, DOD December 15, 1997; Please note that Deed of Trust at Instrument No. 20080219-

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VREB-18-4503

after the conveyance of the property from Robbie W. Ashburn to Robert L. Matson, and no release was found of record.

This is improved property located at 4503 Helmwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2018.

Robert L. Matson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Matson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022