Name and Address of New Owner:
Kimberly S. Mattoon and Dean L. Mattoon
3516 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
Kimberly S. Mattoon and Dean L. Mattoon
3516 Richland Avenue
Nashville, TN 37205

This Instrument Prepared By:
Misty M. Newcomb
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 104-05-0-395

Karen Y Johnson Davidson County
Batch# 172735 DEEDWARR
12/11/2018 03:27:12 PM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20181211-0120687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer H. Hinote and Lloyd Hinote, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kimberly S. Mattoon and Dean L. Mattoon, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One: Land in Davidson County, Tennessee, being Lot No. 107 in Block 4, Division "A" of the Plan of the Richland Realty Company, as of record in Book 161, Page 151. Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point of the Northerly margin of Richland Avenue, 352.5 feet of Bowling Street, running thence Easterly along said margin of Richland Avenue 50.5 feet to a point; thence, Northerly in line with Bowling Street 178 feet to a point on the Southern margin of an alley, which is 405 feet East of Bowling Street; thence, Westerly along the margin of said alley 50.5 feet to a point; thence, southerly in a line parallel with Bowling Street, 179 feet, more or less, to the point of beginning.

Tract Two: Being a part of Lot 107 of Richland Realty Company's Division "A" Block "4" as of record in Subdivision Book 3890, Page 754, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RM-18-3515

Beginning at a point, said point being at the intersection of the West dedicated right-of-way line of Park Circle and the North dedicated right-of-way line of Richland Avenue; thence, with the North dedicated right-of-way line of Richland Avenue; along a curve to the right with a radius of 1602.02 feet for 534.5 feet to a point of beginning; thence, continuing with the North dedicated right-of-way line of Richland Avenue along a curve to the right with a radius of 1,602.02 feet for 17.5 feet to a point; thence, North 6 degrees 40 minutes East for 35.0 feet to a point; thence South 23 degrees 40 minutes East for 26.3 feet back to the point of beginning and containing 230 square feet and being part of the same property conveyed to George B. Spencer, one by Emma Blankenship of record in Book 2994, Page 37 and the other by Jessie A. Spencer of record in Book 3890, Page 754, said Register's Office.

Note: The description of Tract 2 has been included above in an effort to completely describe the property. The preparer of this document acknowledge that the property described as Tract 2 may already be included in the property described as Tract 1.

Being the same property conveyed to Jennifer H. Hinote and Lloyd Hinote, wife and husband by Warranty Deed from 3516 Richland, LLC, a Tennessee Limited Liability Company, dated July 1, 2016 and recorded July 13, 2016 in Instrument No. 20160713-0071928, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of December, 2018.

Jennifer H. Hinote (SEAL)
Jennifer H. Hinote

(SEAL)
Lloyd Hinote

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2018, before me personally appeared Jennifer H. Hinote and Lloyd Hinote, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of December, 2018.

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Notary Signature
My commission expires: 7/5/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of December, 2018.

Notary Public
My commission expires:
File No. 2018-623-TN

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021