Karen Y Johnson Davidson County
Batch# 174231 DEEDWARR
12/14/2018 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20181214-0121899

WARRANTY DEED

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 8, LLC	Same as new owner	052-13-0-B-336.00 CO
(NAME)	(NAME)	
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert W. Mathis and wife, Katherine H. Mathis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Owner 8, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEES, ITS 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 19 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert W. Mathis and wife Katherine H. Mathis, by Warranty Deed from Shelly R. Weaver, f/k/a Shelly R. Brown and husband, Matthew Weaver, dated August 29, 2007, of record in Instrument No. 20070905-0106449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated; all matters appearing on the Plat of record in 20040212-0016958; all matters appearing on plans of record in Book 6900, page 650; Book 6900, page 651 and Book 6900, page 671; Master Deed of record in Book 7566, page 571 and Declaration of record in Instrument No. 20040713-0083147; Easement(s) of record in Book 7296, page 484 and Book 11030, page 731; Articles of Incorporation of record in Book 8069, page 158; HOA Charter of record in Instrument No. 20020425-0051348; Conveyance to HOA for common areas of record in Instrument No. 20040713-0083148; Water and Sewer Easement of record in Book 7061, page 196; Stormwater Detention Agreement of record in Instrument No. 20010816-0088874; Agreement for Dedication of Easement of record in Instrument No. 20040615-0070846; Transmission Line Easement of record in Book 3961, page 681; Deeds of Conveyance for Sanitary Sewer, Force Main and Pumping Station of record in Book 7061, page 172; Book 9523, page 164 and Book 9523, page 168; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3236 Penn Meade Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 13th day of December, 2018.

Robert W. Mathis

Katherine H. Mathis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Robert W. Mathis and Katherine H. Mathis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of December, 2018.

Notary Public
My Commission Expires: _____

File No.: 28650

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires
January 30, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholtt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

