THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218688**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $609,000.00. Meredith Mary Affiant Subscribed and sworn to before me, this 25th day of January, 2018. Notary Public My Commission Expires: 9/7/2020

WARRANTY DEED

Address New Owner: Samuel Coyn Mateer 1428 15th Avenue South Nashville TN 37212	Send Tax Bills To: Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	Tax Information: Tax Parcel ID No. 105-05-0O-001.00 CO

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, **Chris Bagley and Melissa Bagley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Coyn Mateer, a single man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of 1430 15th Avenue South, a Horizontal Property Regime of record in Instrument No. 20141010-0094173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris Bagley and wife, Melissa Bagley by Warranty Deed from Larry Powell Builders, Inc., recorded on the 16th day of July, 2015 in Instrument No. 20150716-0069182, 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141010-0094173.

Charter of 1430 15th Avenue South Townhouse Corporation recorded at Instrument No. 20141010-0094172.

Karen Johnson Davidson County
Batch# 188453 DEEDWARR
01/25/2019 03:17:16 PM 2 pgs
Fees: $13.00 Taxes: $2,253.30

20190125-0007680

This is improved property located at 1428 15th Avenue South Nashville TN 37212

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 25th day of January, 2018.

Chris Bagley

Melissa Bagley

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Lee

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

Witness my hand, at office, this ~~25th~~ 24th day of January, 2018.

Belinda Black
Notary Public

My Commission Expires: 04-29-19

STATE OF MISSISSIPPI
BELINDA BLACK
NOTARY PUBLIC
ID No. 11205
My Comm. Expires
April 29, 2019
LEE COUNTY