THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34653-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,500.00. Affiant Subscribed and sworn to before me this 27th day of February, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Justin Groves 1836 Isabelle Lane Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 163 16 0 C 119 00CO

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, **Catherine A. Zamniak and David Shane Eakes, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Groves, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1836 Isabelle Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 201943 DEEDWARR
03/05/2019 10:22:29 AM 3 pgs
Fees: $18.00 Taxes: $686.35
20190305-0019963

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2019.

Catherine A. Zamniak

David Shane Eakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine A. Zamniak and David Shane Eakes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2019.

GEORGE MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 119 together with the appurtenant interest in the common elements of Matlock Townhomes, a horizontal property regime as established by Master Deed, of record in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599, Instrument No. 22070705-0080103, Instrument No. 20100122-0005543, and Instrument No. 201000503-0033517, Register's Office for Davidson County, Tennessee, said Unit being attached as Exhibit A, to the aforementioned Amendment to Master Deed in Instrument No. 20070509-0055599, said Register's Office

Being the same property conveyed to Catherine A. Zamniak, married by deed dated April 8, 2010 from J2K Builders, LLC of record in Instrument No. 20100409-0027041, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 163 16 0 C 119 00CO.
2. Dedication of common area to Matlock Townhomes Owners Association of record in Instrument No. 20120209-0011829, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Matlock Townhomes, of record in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599, Instrument No. 22070705-0080103, Instrument No. 20100122-0005543, and Instrument No. 201000503-0033517, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20070430-0051281 and Instrument No. 20180328-0028761, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater of record in Instrument No. 20170817-0084468, Register's Office for Davidson County, Tennessee.
7. Easements to American Telephone and Telegraph Company of Tennessee of record in Book 1207, page 525 and Book 1224, page 256, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20060503-0050917 and Instrument No. 20060712-0083452, Register's Office for Davidson County, Tennessee.