Name and Address of New Owner:
Matthew Properties, LLC and Andrian Pesik
901 Allen Rd.
Nashville, TN 37214

Send Tax Statements To: New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19030335

Map and Parcel: 096 14 0 160.0

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carl B. Rice and Vickie D. Rice**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Properties, LLC and Andrian Pesik**, hereinafter called the GRANTEES, their heirs 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 parcel 160 on Map No. 96-14, and more particularly described as follows:

Beginning at the southwest corner of Allen Road and Colfax Drive, thence east on Allen Road 409.6+ feet to a point, thence south 448+ feet to a point, thence west 312+ feet to a point, thence north 189+ feet to a point, thence in a southwesterly direction 109+ feet to Colfax Avenue, thence following Colfax Avenue, approximately 204+ feet to the beginning and containing 3.88 acres, more or less.

Being the same property conveyed to Carl B. Rice and wife, Vickie D. Rice by Quitclaim Deed filed for record on March 16, 2017 in Instrument Number 20170316-0025607, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 901 Allen Rd., Nashville, TN 37214

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 assigns, 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.

Karen Johnson Davidson County
Batch# 217819 **DEEDWARR**
04/15/2019 11:01:06 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00



20190415-0034108

WITNESS our hand this 4th day of April, 2019.

Carl B. Rice

Vickie D. Rice

State of Tennessee

County of Davidson

Personally appeared before me, Carl B. Rice and Vickie D. Rice with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of April, 2019.

Notary Public
My Commission Expires: 3/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00.

Affiant Signature

Subscribed and sworn to before me, this 4th day of April, 2019.

Notary Public
My Commission Expires: 3/26/22

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD