WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of APRIL 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emmett Bane III	NEW OWNER	158-12-0-017
(NAME)	(NAME)	
1718 Kingsbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard W. Mattson and/or Susan C. Mattson, Trustees of the Richard & Susan Mattson Living Trust established by the Revocable Trust Agreement of Richard W. Mattson and Susan C. Mattson dated May 5, 2017**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emmett Bane III and Patricia Bane, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 531 on the Plan of Hillsboro Park, Section 13, of record in Book 4175, Pages 19 and 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Said Lot No. 531 fronts 215.0 feet on the Easterly margin of Kingsbury Drive and extends back 415.0 feet on the Northerly line and 504.5 feet on the Southerly line to a dead line in the rear, measuring 222.5 feet thereon.

Being the same property conveyed to Richard W. Mattson and/or Susan C. Mattson, Trustees of the Richard & Susan Mattson Living Trust, established by the Revocable Trust Agreement of Richard W. Mattson and Susan C. Mattson dated May 5, 2017 by Quit Claim Deed from Richard W. Mattson and Susan C. Mattson, as tenants in common, dated 07/31/2017 and recorded 08/03/2017 of record in Instrument No. 20170803-0079065, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Book 4175, Pages 19 and 20, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, of record in Book 2435, Page 237, Amendment of record in Book 2603, Page 440, Restrictive Covenants of record in Book 4169, Page 719, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, of record in Book 4242, Page 811, in the Register's Office for Davidson County, Tennessee,

File No.: 392467
Warranty Deed TN

Karen Johnson Davidson County
Batch# 219238 **DEEDWARR**
04/17/2019 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20190417-0035454

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM/VRES-19-1118

This conveyance is further 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.

unimproved ☐

This is improved ☒ 1718 Kingsbury Drive, Nashville, TN 37215
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15 day of April 2019.

Richard W. Mattson and/or Susan C. Mattson, Trustees of the Richard & Susan Mattson Living Trust established by the Revocable Trust Agreement of Richard W. Mattson and Susan C. Mattson dateed May 5, 2017

By: _____ By: Susan C Mattson, Trustee
Richard W. Mattson, Trustee Susan C. Mattson, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of Richard W. Mattson and/or Susan C. Mattson, Trustees of the Richard & Susan Mattson Living Trust established by the Revocable Trust Agreement of Richard W. Mattson and Susan C. Mattson dated May 5, 2017, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15 day of April 2019.

_____
Notary Public:
My Commission Expires: _____

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027