Karen Johnson Davidson County
Batch# 220811 DEEDWARR
04/23/2019 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,093.94
20190423-0037190

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34706-03-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $295,660.00. Affiant Subscribed and sworn to before me this 19th day of April, 2019. Notary Public My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Jason Lawson 202 Hasty Drive Goodlettsville, TN 37072	Send Tax Bills To: Supreme Lending 14801 Quorum Drive, Ste. 300 Dallas, TX 75254	Tax Information: Map and Parcel No.: 025 14 0 018 00

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, Brock D. Short, Jr. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Matthew Jason Lawson, single 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 202 Hasty Drive, Goodlettsville, Tennessee 37072.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

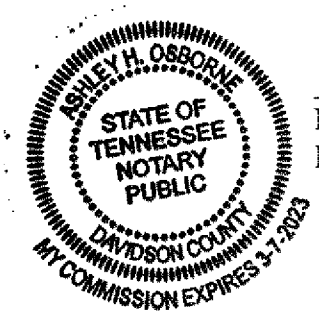
IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of April, 2019.

Brock D. Short, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brock D. Short, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2019.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Solitude Acres, Section Two, Part Two, as of record in Book 4300, page 138, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No. 39 fronts 163.1 feet on the westerly side of Hasty Drive and extends back 253 feet on the northerly line and 237.71 feet on the southerly line to a dead line measuring 163.8 feet thereon.

Being the same property conveyed to Brock D. Short, Jr. by deed dated November 30, 2018 from Theresa Louise Cook, married and Theresa nicole Hager f/k/a Theresa Nicole Bayless, married, of record in Instrument No. 20181203-0117444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments required to be paid in the year 2019 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 025 14 0 018 00.
2. Restrictive Covenants contained in an instrument of record in Book 4603, page 703, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4300, page 138, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)