Karen Johnson Davidson County
Batch# 226418 DEEDWARR
05/06/2019 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20190506-0042197

WARRANTY DEED

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$204,900.00
|Heather R. Hunter
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF April, 2019.
|Danielle Williams
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5-2-22
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Sarah Elizabeth Parkinson 2714 O'Neal Drive Nashville, Tennessee 37208	SAME	MAP 081 06 0 006.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dale Hire, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

MICHAEL KENNETH MATSON AND SARAH ELIZABETH PARKINSON, BOTH UNMARRIED

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 Lot No. 97 on the Map of Cumberland Gardens Subdivision as of record in Book 2900, Page 3 and 4, said Register's Office, to which plan reference is made for a more complete description.

Being the same Property conveyed Dale Hire, a married man, by warranty deed from Music City Financial, LLC, dated March 15, 2018 and recorded March 20, 2018 as Instrument No. 20180320-0026071, in the Registers office for Davidson County, Tennessee. For value or consideration of $123,500.00

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2714 O'Neal Drive, Nashville, Tennessee 37208**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 representatives, 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.

WITNESS my hand and official seal at office this 30th day of April, 2019.

Dale Hire
Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

City House Title
414 Bridge Street
Franklin, TN 37064

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Ellen Segall, 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.

Ellen Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hanks, a notary public for this county and state, Ellen Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

