WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

~~PREPARED BY:~~ ~~BANKERS TITLE & ESCROW CORP~~
~~3310 WEST END AVE~~

RETURN TO

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
Michael J. O'Connor	Franklin Synergy Bank	073-03-0-023
(NAME)	(NAME)	
2621 Western Hills Drive	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 232517 **DEEDWARR**
05/21/2019 09:52:11 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190521-0047789

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, I **Edna T. Matthews, a widow**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael J. O'Connor and Christina C. O'Connor, a married couple**, 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 No. 72 on the Plan of Sutherland Heights, Section 2, of record in Book 2663, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 72 fronts 115 feet on the easterly side of Western Hills Drive and runs bank 182.7 feet on the northerly line and 199.8 feet on the southerly side to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Joseph N. Matthews and wife, Edna T. Matthews by Warranty Deed from Corabel S. Hatcher, dated August 29, 1963 and recorded August 30, 1963 of record in Book 3615, Page 439, Register's Office for Davidson County, Tennessee. The said Joseph N. Matthews having since died on November 21, 2005, vesting property solely to Edna T. Matthews.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Book 2663, Page 58, in the Register's Office for Davidson County, Tennessee.

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 ☒ 2621 Western Hills Drive, Nashville, TN 37214
(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 17th day of May, 2019.

By: Edna T. Matthews by Anne M. Lewis Date: 5/17/19
Edna T. Matthews Atty-in-fact
By: Anne M. Lewis, Attorney-In-Fact

State of Tennessee
County of Knox

On this 17th day of May, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Anne M. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that is the attorney-in-fact of Edna T. Matthews, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney of record at Instrument Number 20190521-0047788, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of May, 2019.

Notary Public
My Commission Expires: 7-6-19

TOMI T. HARPER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122