# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $744,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/27/22

(AFFIX SEAL)

BRONER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

O-BMR-19-06538

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jeffrey E. Matlock and Melissa G. Matlock** | Same | |
| (NAME) **6538 Jocelyn Hollow Rd.** | (NAME) | **129-02-0-004.00** |
| (ADDRESS) **Nashville, TN 37205** | (ADDRESS) | |
| (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 consideration, the receipt of which is hereby acknowledged, **JAMES E. SOUTHARD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY E. MATLOCK AND MELISSA G. MATLOCK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 787 on the Plan of West Meade Farms Inc, Section VIII of record in Plat Book 2331, Page (s) 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Southard, unmarried by Warranty deed from Kimberly Ann Keelor, unmarried of record in Instrument No. 20110809-0061389 Register's Office for Davidson County, Tennessee, dated August 05, 2011 and recorded on August 09, 2011. **James E. Southard having since married Richard John Bousman. Richard John Bousman joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.**

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 14 and 15, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6538 Jocelyn Hollow Rd., Nashville, Tennessee 37205**.

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), their heirs and 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), 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# 254206 DEEDWARR
07/09/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,755.58
20190709-0066872

Witness my/our hand(s) this the 8 DAY OF JULY, 2019.

James E. Southard by Irene Kelley as attorney in fact
James E. Southard, by his attorney in fact, Irene Kelley

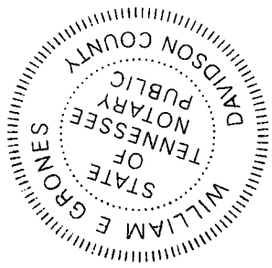
Richard John Bousman by Irene Kelley as attorney in fact
Richard John Bousman, by his attorney in fact, Irene Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRENE KELLEY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES E. SOUTHARD AND RICHARD JOHN BOUSMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES E. SOUTHARD AND RICHARD JOHN BOUSMAN.

Witness my hand and official seal, this the 8th of July, 2019.

William E. Groner
Notary Public
My Commission Expires: 03/07/2023
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

**As required under T.C.A §66-24-101(d) et seq.**

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 9th day of July, 2019.

Notary's Signature

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 1-10-2021