WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 789,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2019.

Notary Public

COMMISSION EXPIRES: 9-6-22

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 260539 **DEEDWARR**
07/23/2019 09:13:23 AM 2 pgs
Fees: $13.00 Taxes: $2,919.30

20190723-0071961

RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP 3210 WEST TRACEY PERRY

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

CERTIFIED COPY
This a true & correct copy of the original.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin L. Mattice And Rory K. Mattice	Fifth Third Bank	118 13 1I 001.00CO
(NAME)	(NAME)	
1005A Grandview Drive	P.O.Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gerald E. Webber and Trey F. Webber, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin L. Mattice and Rory K. Mattice, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land described as Unit A of the Homes at 1005 Grandview Drive as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 1005 Grandview Drive, A horizontal property regime with private elements and no general common elements of record as Instrument No. 201806010052476, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being part of the same property conveyed to Gerald E. Webber and Trey F. Webber, husband and wife by Deed dated January 24, 2018 from Patrick S. Boyd and wife, Margaret B. Boyd, recorded January 26, 2018, in Instrument Number 201801260008483, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1005A Grandview Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37204 (Postal Zip)

File No.: 1109-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 19th day of July, 2019.

Gerald E. Webber

Trey F. Webber

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gerald E. Webber and Trey F. Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2019.

Shannon Philbin

Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023