STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF August, 2019

NOTARY PUBLIC

My Commission Expires November 8, 2021

STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19070020

Address of New Owner
Christopher Eugene Gannar and
Stephanie Pike Gannar
709 A 49th Avenue North
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
091-11-0-424.00

Karen Johnson Davidson County
Batch# 265349 DEEDWARR
08/01/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20190801-0076278

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Jeffrey E. Matlock and Melissa Matlock, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephanie Pike Gannar and Christopher Eugene Gannar, a married couple,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, of Block No. 99, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot Nos. 38 fronts 25 feet each on the westerly side of 49th Avenue North, formerly Eighth Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jeffrey E. Matlock and Melissa Matlock, Husband and Wife, by Warranty Deed from Lone Oak, LLC, a Tennessee Limited Liability Company, dated 10/31/2016 and recorded on 11/04/2016 in Instrument No. 20161104-0117122, Register's Office for Davidson County, Tennessee.

This is property generally located:
709 A 49th Avenue North, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 57, Pages 74 and 75, said Register's Office.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jeffrey E. Matlock and Melissa Matlock** has/have caused this instrument to be executed, this the 31 day of July, 2019.

Jeffrey E. Matlock

Melissa Matlock

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jeffrey E. Matlock and Melissa Matlock,** with whom I am personally acquainted (or 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.

This the 31 day of July, 2019.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

