Karen Johnson Davidson County
Batch# 269915 DEEDWARR
08/12/2019 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20190812-0080171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/29/19

(AFFIX SEAL)

KATHERINE LEE Notary Public ROBERTSON COUNTY TENN At Large

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet M. Merriwether	Nationstar Mortgage, LLC d/b/a Mr. Cooper	043 06 0 057.00
(NAME)	(NAME)	
621 Roosevelt Avenue	1600 East Street, Andrew Place, Suite 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Santa Ana, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Frankie Matthews and Mickey Matthews, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janet M. Merriwether, unmarried woman, 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:

BEING Lot No. 78, on the Plan of Madison Park, Section II, of record in Plat Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 78 fronts 70 feet on the northerly margin of Roosevelt Drive; thence from said point and running northerly 135 feet on the common line between Lot No. 77 and 78 to a point; thence again from said margin on Roosevelt Drive; running northerly 139.13 feet on the common line between Lots No. 78 and 79 to a point on which it measures 86.94 feet.

Being the same property conveyed to Frankie Matthews and Mickey Matthews by deed from Donna Sue Craig of record in Instrument 20110628-0049166, Register's Office, Davidson County, Tennessee.

The subject property is not the marital residence of the grantors nor their spouses.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Record Book 3459, Page 406 and in Record Book 3460, Page 337, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 3106, Page 141, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 621 Roosevelt Avenue, Madison, TN 37115
(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 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 our hands this 9th day of August, 2019.

Frankie Matthews

Mickey Matthews

STATE OF TENNESSEE

COUNTY OF Robertson

On this 9th day of August, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frankie Matthews and Mickey Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 9/29/19

Notary Public,

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

201908120080171

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.