THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 286667 DEEDWARR
09/17/2019 08:44:43 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20190917-0093932

ADDRESS NEW OWNER
Alexander Scott Matheny
1919 Eastland Avenue
Nashville, TN 37206

SEND TAX BILLS TO
First Bank
318 Seaboard Lane, suite 205
Franklin, TN 37067

MAP/PARCEL
083-06-0A-005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RICHARD H. QUIN, A SINGLE PERSON** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **ALEXANDER SCOTT MATHENY, UNMARRIED MAN** ("Grantee" herein), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, Scott Avenue Townhomes, as established under Master Deed of record as Instrument 20050114-0005282, amendment as Instrument 20050126-0009812, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to RICHARD H. QUIN, A SINGLE PERSON, by deed from AFFORDABLE HOUSING RESOURCES, INC., of record in Instrument No. 20050608-0065276, dated June 6, 2005, said Register's Office.

This is improved property known as: 1919 Eastland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 10 day of September, 2019.

RICHARD H. QUIN

OFFICIAL STAMP
MARGARET A KIYOKAWA
NOTARY PUBLIC-OREGON
COMMISSION NO. 946223
MY COMMISSION EXPIRES JANUARY 18, 2020

STATE OF Oregon)
COUNTY OF Lincoln)

Before me, Margaret A Kiyokawa a Notary Public of the State and County aforesaid, personally appeared RICHARD H. QUIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Depoe Bay, OR ~~TN~~ MC, this 10th day of September, 2019.

Notary Public

My Commission Expires: January 18, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$390,000.00.**

Sworn to and subscribed before me this 10 day of September, 2019.

Notary Public

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 11/21/22