Name and Address of New Owner:
Billy E. Hollis
413 Westchester Dr.
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 297461 DEEDWARR
10/08/2019 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20191008-0102779

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 051-15-0A-035.00-CO and 051-15-0A-070.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barry T. Mathis and Deborah D. Mathis, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Billy E. Hollis and Robert C. Williams, tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Being Unit No. I-35 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office,

Tract II:

Land in Davidson County, Being Unit No. N-70 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office,

As to Tract I (Unit I-35) :

Being the same property conveyed to Barry T. Mathis and wife, Deborah D. Mathis (1/2 ownership) and Rickey W. Mathis (1/2 ownership) by Warranty deed from Frank W. Dill and wife, Phyllis D. Dill of record in Book 7507, page 118, Register's Office for Davidson County, Tennessee, dated April 02, 1988 and recorded on April 04, 1988.

As to Tract I (Unit I-35) :

Being the same property conveyed to Barry T. Mathis and wife, Deborah D. Mathis, undivided one-half (1/2) interest by Quitclaim deed from Rickey W. Mathis of record in Instrument No. 20050601-0061322 Register's Office for Davidson County, Tennessee, dated May 19, 2005 and recorded on June 01, 2005 and Re-Record Quitclaim Deed Recorded on July 18, 2005 and Recorded in Instrument No. 20050718-0083315 and Deed of Correction Recorded on July 03, 2006 and Recorded in Instrument No. 20060703-0078836.

Being improved property also known as 420 Walton Lane, I-35, Madison, Tennessee 37115.

As to Tract II (Unit N-70) :

Being the same property conveyed to Barry T. Mathis by Unit Warranty deed from Quail Creek, Inc., a Tennessee Corporation of record in Book 6625, page 684, Register's Office for Davidson County, Tennessee, dated August 02, 1985 and recorded on August 08, 1985.

Being improved property also known as 420 Walton Lane, N-70, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~2nd~~ 4th day of October, 2019.

BTM DDM

Barry T. Mathis (SEAL)

Deborah D. Mathis (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barry T. Mathis and Deborah D. Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

BTM DDM 4th

Witness my hand and seal this 2nd day of October, 2019.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billy E. Tuck
(Affiant)

Sworn to and subscribed before me this
~~2nd~~ day of October, 2019.

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2019-411

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

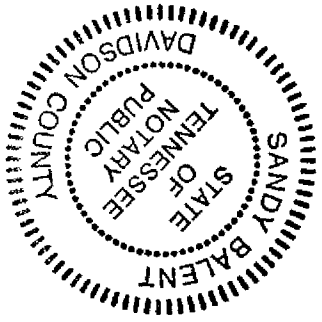
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).