1st

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

21902
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Jacquelien Mattila
2145 Wooddale Lane
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 05213006800

FOR AND IN 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, I/we, **Eugene W. Ward and wife, Jeannie S. Ward**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Jacquelien Mattila and Victor Autrey, both unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21 as shown on the map entitled Woodale Grove Annex Subdivision of Part of J. H. Gothards Lands, of record in Plat Book 547, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eugene W. Ward and wife, Jeannie S. Ward by Warranty Deed from Jason Ory, an unmarried person, dated May 2, 2012, and filed at Instrument No. 20120504-0038720, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; All matters shown on the plan of record in Book 547, pages 109 & 110; Utility line easement in Instrument No. 20040608-0067697; Sanitary Sewer and/or Storm Drainage Easement filed in Instrument No. 20040628-0076026 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2145 Wooddale Lane, Nashville, TN 37214

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 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 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.

Karen Johnson Davidson County
Batch# 305394 DEEDWARR
10/24/2019 08:47:04 AM 2 pgs
Fees: $13.00 Taxes: $1,011.95

20191024-0109002

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Eugene W. Ward

Jeannie S. Ward

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene W. Ward and Jeannie S. Ward,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of October, 2019.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 273,500.00

Affiant

Subscribed and sworn to before me this 22 day of October, 2019.

My Commission Expires: 7/5/21

Notary Public

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE