WARRANTY DEED

STATE OF TENNESSEE
COUNTY OFDAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 345881 DEEDWARR
01/21/2020 02:18:34 PM 2 pgs
Fees: $13.00 Taxes: $869.13

20200121-0007379

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Marcus Davis and Kathryn Davis	First Horizon Bank	135 11 C 53
(NAME)	(NAME)	
161 Nashboro Greens	12195 Metro Pkwy Ste 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Fort Myers, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193316

For and 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, Sally J. Mathieson, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Marcus Davis and wife, Kathryn Davis, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 210 of Nashboro Village Tract 18, Phase Two, of record in Book 9700, page 968, as amended in Instrument 20010423-0039879, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime Private Element Plat, under the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws establishing a Horizontal Property Regime of Nashboro Village and filed of record in Book 11703, page 581, amended in Instrument 20000627-0063887, Instrument 20021211-0152723 and Instrument 20070118-0007533, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to William D. Mathison and Sally J. Mathison, husband and wife, by Warranty Deed from Mary Evelyn Johnson, unmarried, dated February 4, 2010 and filed of record in Instrument 20100216-0011579, Register's Office for Davidson County, Tennessee. William D. Mathison and Sally J. Mathison conveyed subject premises to William D. Mathieson and Sally J. Mathieson, husband and wife, by deed dated January 10, 2017 and filed of record in Instrument 20170221-0017587, Register's Office for Davidson County, Tennessee. The said William D. Mathieson is now deceased, leaving the said Sally J. Mathieson the surviving tenant by the entirety and sole owner of said land.

William D. Mathison and Sally J. Mathison and William D. Mathieson and Sally J. Mathieson being one and the same.

Unimproved ☐

This is improved ☒ property, known as 161 Nashboro Greens, Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-19-161

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of January, 2020

Sally J. Mathieson

Sally J. Mathieson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sally J. Mathieson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of January, 2020.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires