WARRANTY DEED

BRIANA GRACE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

G-P-20-02247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/8/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Cali Piper Livingstone Lifetime Trust	**New Owner**	
(NAME)	(NAME)	**119-01-0-304.01**
2247 Burbank Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL E. MATHEWS AND WIFE, ELIZABETH A. MATHEWS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALI PIPER LIVINGSTONE, TRUSTEE OF THE CALI PIPER LIVINGSTONE LIFETIME TRUST DATED MAY 15, 2020,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly part of the Southerly 75 feet of Lot No. 106 and the Southerly 75 feet of Lot Nos. 107 and 108 on the Plan of the Subdivision of Overhill City Land Company and W.H. Fox, as of record in Book 332, Page 2l, Register's Office , Davidson County, Tennessee; and further described according to a survey made by John Kohl and Co. dated February 20, 1986 as follows: Beginning at a point in the Northerly margin of Oriel Street, said point lying Westerly along the Northerly margin of Oriel Street 134 feet from the Northwest corner of the intersection of Oriel Street and Burbank Avenue; thence with the Northerly margin of Oriel Street, Easterly 134 feet to said intersection; thence with Westerly margin of Burbank Avenue, Northerly 75 feet to a point, said point lying Southerly along the Westerly margin of Burbank Avenue 75 feet from the Southerly margin of a 12 foot alley; thence Westerly and parallel to said alley 155 feet to a point lying Easterly 12 feet from the line between Lot Nos. 105 and 106 of said subdivision; thence Southerly and parallel to the line between said Lot Nos. 105 and 106, 63 feet to a point; thence Southeasterly 24 feet, more or less to the beginning.

Being the same property conveyed to Daniel E. Mathews and wife, Elizabeth A. Mathews by Warranty deed from Allen Griggs and wife, Jennifer Griggs of record in Instrument No. 20090803-0072468 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 03, 2009.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2247 Burbank Ave, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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# 413700 **DEEDWARR**
06/12/2020 08:55:24 AM 2 pgs
Fees: $13.00 Taxes: $1,302.40

20200612-0060210

Witness my/our hand(s) this the 5th DAY OF JUNE, 2020.

Daniel E Mathews by Attorney in Fact

Daniel E. Mathews by Margaret Means,
Attorney in Fact

Elizabeth A Mathews by Attorney in Fact

Elizabeth A. Mathews by Margaret Means,
Attorney in Fact

Margaret Means, as ATTORNEY IN FACT for

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of June, 2020.

Briana Gage

Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Margaret Means as ATTORNEY IN FACT for

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of June, 2020.

Briana Gage

Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212