Name and Address of New Owner:
Sharee Mattice and Michael Scott Mattice
1928 Stonewater Drive
Nashville, TN 37076

Send Tax Bills To:
Sharee Mattice and Michael Scott Mattice

Karen Johnson Davidson County
Batch# 468071 DEEDWARR
09/01/2020 01:11:10 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200901-0099334

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 097020A51700CO

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, **Mary Beth Brown, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Scott Mattice and Sharee Mattice, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 517 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 6C, OF RECORD IN INSTRUMENT NO. 20160129-0008909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARY BETH BROWN, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM BEEZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON SEPTEMBER 9, 2016, OF RECORD IN INSTRUMENT NO. 20160909-0095132, REGISTER'S OFFICE FOR 1928 STONEWATER DR., HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 31st day of August, 2020.

Mary Brown (SEAL)
Mary Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2020, before me personally appeared Mary Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 ~~$525,000.00~~ $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of August, 2020.

Notary Public
My commission expires: 10-25-2020
File No. 2020-1553

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022