This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $165,000.00.

Affiant

Subscribed and sworn before me this the 30 day of September, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 487007 DEEDWARR
10/01/2020 09:04:33 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20201001-0113156

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyler H. Mathews and Megan A. Mathews 4004 University Avenue Old Hickory, TN 37138	New Owner	063-08-0 042.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MACK H. FOWLER AND PAULA FOWLER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TYLER H. MATHEWS AND MEGAN A. MATHEWS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 9, 11, 13, 15, and 17 of Block X on the Map of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Lot Nos. 9, 11, 13, and 15 being the same property conveyed to Mack H. Fowler and Paula Fowler, husband and wife, by deed from Veronica Rochelle Bender, married, dated 12/05/2007, of record in Instrument No. 20071214-0143963, said Register's Office.

Lot No. 17 being a portion of the same property conveyed to Veronica Rochelle Bender by deed from Bonita McKeata Thompson, dated 04/21/2004, of record in Instrument No. 20040528-0063270, said Register's Office.

Lot No. 17 being a portion of the same property conveyed to Mack H Fowler and Paula Fowler, husband and wiife from Veronica Rochelle Bender by deed, dated 06/17/20, of record in Instrument No. 20200617-0063158, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4004 University Avenue, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MF P.F

Witness my hand this the 30th day of September, 2020.

Mack H. Fowler

Paula Fowler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mack H. Fowler and Paula Fowler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY