THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35849-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Amanda Birmer Affiant Subscribed and sworn to before me this 17th day of November, 2020. Notary Public My Commission Expires:

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/26/24

Karen Johnson Davidson County
Batch# 523503 **DEEDWARR**
12/02/2020 02:52:02 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20201202-0140121

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Greer Illingworth, Trustee of The 5132 Boxcroft Place Trust dated November 9th, 20205132 Boxcroft Place Nashville, TN 37205	New Owner	Map and Parcel No.: 11613014500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betsy Vinson McInnes, now known as Betsy V. Matlock and husband Thomas P. Matlock, who joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Betsy V. Matlock**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Greer Illingworth, Trustee of The 5132 Boxcroft Place Trust dated November 9th, 2020** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5132 Boxcroft Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

17th

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~12th~~ day of November, 2020.

Betsy V. Matlock by
Thomas C. Cortis attorney in fact
Betsy V. Matlock, by Thomas C. Cortis,
Attorney-In-Fact

Thomas P. Matlock by
Thomas C. Cortis attorney in fact
Thomas P. Matlock, by Thomas C. Cortis,
Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas C. Cortis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Betsy V. Matlock and Thomas P. Matlock and is authorized by the said Betsy V. Matlock and Thomas P. Matlock to execute this instrument on their behalf..

Witness my hand, at office, this ~~16th~~ 17th day of November, 2020.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Betsy Vinson McInnes, unmarried by deed dated May 9, 2005 from Margaret Smith Warner and Overton Thompson Smith, Co-Executors of the Last Will and Testament of Margaret Thompson Smith of record in Instrument No. 20050523-0057992, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 29, 2014 of record in Instrument No. 20140616-0052390, Register's Office for Davidson County, Tennessee, Betsy Vinson Matlock, a married woman, formerly known as Betsy Vinson McInnes, conveyed subject property to Betsy Vinson Matlock, a married woman.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, now due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, amended in Instrument No. 20130725-0076994, Instrument No. 20170816-0084029, Instrument No. 20171003-0101197, and Instrument No. 20190624-0060900, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.
5. Instrument of Correction recorded in Book 5430, page 263, Register's Office for Davidson County, Tennessee.