WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 587319 DEEDWARR
03/08/2021 03:53:11 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210308-0030276

File No.: RES-21-141.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Mathisen and Rose Wynne Brooks-Mathisen	New Owner	114 07 0B 132.00
(NAME)	(NAME)	
1413 West Running Brook Road Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, We, **ROBERT C. HAYES AND DIANA D. HAYES, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROSE WYNNE BROOKS-MATHISEN AND KENNETH WARREN MATHISEN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs 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 Lot No. 7, on the plan of Section Six, Addition to Westchase, of record in Instrument Number 20050617-0069470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert C. Hayes and Diana D. Hayes, husband and wife, by Warranty Deed from Louise A. Bucolo, and Fisiwe Desiree Kies, dated December 10, 2013, recorded December 26, 2013, in Instrument No. 20131226-0129743, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1413 West Running Brook Road, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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.

Witness my/our hand(s) this 23rd day of February, 2021

Robert C. Hayes

Diana D. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2021, before me personally appeared Robert C. Hayes and Diana D. Hayes, 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 23rd day of February, 2021.

Notary Signature
My commission expires: 3/6/24

