(2)

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2021. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 600624 **DEEDWARR** 03/26/2021 08:54:44 AM 3 pgs Fees: $18.00 Taxes: $1,887.00 20210326-0039898	

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

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tara Rhea Hammrich 6017 A Louisiana Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091023I00100CO

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, **Brian Michael Matthews, unmarried, and Margaret Jill Manis Matthews and Michael Toyre Matthews, wife and husband,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tara Rhea Hammrich** ("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 6017 A Louisiana Avenue, Nashville, TN 37209

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of March, 2021.

Brian Michael Matthews by George attorney in fact
Brian Michael Matthews
BY: George E. Mudter, Jr., Attorney-In-Fact

Margaret Jill Manis Matthews by George attorney-in-fact
Margaret Jill Manis Matthews
BY: George E. Mudter, Jr., Attorney-In-Fact

Michael Toyre Matthews by George attorney in fact
Michael Toyre Matthews
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., with whom I am personally acquainted, 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 Brian Michael Matthews, Margaret Jill Manis Matthews and Michael Toyre Matthews, and is authorized by the said Brian Michael Matthews, Margaret Jill Manis Matthews and Michael Toyre Matthews to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of March, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of The Louisiana Purchase, a horizontal property regime with private elements established by Declaration in Instrument No. 20150601-0050209, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Brian Michael Matthews, an unmarried man, and Margaret Jill Manis Matthews and Michael Toyre Matthews, wife and husband, as joint tenants with right of survivorship, by deed dated April 24, 2017 from David A Slack, an unmarried man and Stephanie M. Renfrow, an unmarried woman, of record in Instrument No. 20170426-0040873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 091023I00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Louisiana Purchase, of record in Instrument No. 20150601-0050209, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 161, page 75, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record set out in Exhibit C to the Declaration of record in Instrument No. 20150601-0050209, Register's Office for Davidson County, Tennessee.