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 Davidson

Actual consideration or value, whichever is greater is $250,000.00.

Madelyn Owens
Affiant

Subscribed and sworn before me this the 11th day of March, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 822104 DEEDWARR
03/14/2022 12:07:17 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20220314-0029505

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ty Mathews 4004 University Ave. Old Hickory, TN 37138	New Owner	085-07-0-141.00

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, THE DONELSON CIVITAN FOUNDATION, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TY MATHEWS AND MEG 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:

Parcel One:

Beginning at a concrete monument in the boundary of Sanford Country Club Estates, Section IV, being at the northwesterly end and on the southwesterly side of Downeymeade Drive; thence with the northerly line of Sanford Country Club Estates, Section IV, as follows:
S 47 deg. 11' W 230.0 feet, S 71 deg. 04' W 119.78 feet, N 67 deg. 12' W 200.28 feet to a concrete monument, S 79 deg. 04' W 270.0 feet, S 52 deg. 56' W 257.0 feet to a concrete monument at the corner of the Donelson Christian School property; thence with the northeasterly line of the Donelson Christian School N 53 deg. 14' W 726.0 feet, (crossing an iron pin at 626.0), to the approximate low water of Stones River; thence with the approximate low water of Stones River as follows: N 45 deg. 43' E 237.73 feet; N 57 deg. 44' E 234.07 feet; N 67 deg. E 247.22 feet; N 72 deg. 24' E 215.06 feet; N 80 deg. 31' E 273.67 feet; thence leaving Stones River S 27 deg. 31' E (crossing an iron pin at 75.14 feet), 480.47 feet to an iron pin; thence south 47 deg. 11' W 50.00 feet; thence S 60 deg. 42' E 300.0 feet to the point of beginning, containing 17.961 acres, more or less.

Also included is an egress and ingress easement 50 feet wide beginning at the present end of Downeymeade Drive and running northwesterly adjacent to an parallel to the northeasterly boundary described above for a distance of 300 feet, this easement being an extension of Downeymeade Drive.

Being the same property conveyed to Civitan Club Foundation of Donelson, Tennessee, Inc. from Southern Ohio Bank by Warranty Deed dated December 1, 1977 of record in Book 5230, Page 308, Register's Office of Davidson County, Tennessee.

Being also known as 240 Downeymeade Drive, Nashville, TN 37214.

Parcel Two:

Land in Davidson County, Tennessee, being described according to a survey by HLS Consulting Engineers, dated February 24, 1984, as follows:

Beginning at a concrete monument in the boundary of Sanford Country Club Estates, Section IV, being at the northwesterly end and on the southwesterly side of Downeymeade Drive; thence from the point of beginning, North 60 deg. 42 min. West 300 feet along the existing easterly boundary of the Donelson Civitan Club to a point; thence continuing along the Civitan Club boundary North 47 deg. 11 min. East 50 feet to an iron pin; thence continuing along the Civitan Club boundary North 27 deg. 31 min. West 480.47 feet to the approximate low water of Stones River, crossing an iron pin at 405.13 feet; thence along the approximate low water of Stones River North 84 deg. 32 min. East 177.15 feet to a point; thence South 27 deg. 31 min. East 665.06 feet to a point being the northerly corner of the end of Downeymeade Drive on

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the northeasterly side, crossing an iron pin at 70 feet; thence South 47 deg. 11 min. West to the point of beginning, and containing 2.49 acres, more or less.

Being the same property conveyed to The Donelson Civitan Foundation, Inc. from Robert J. Baltz, Trustee, Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Dennis L. Baltz and wife, Marie Baltz, Reba Baltz, Frank J. Baltz and wife, Frances A. Baltz, John P. Baltz and wife, Joyce Baltz by Warranty Deed dated April 18, 1984 of record in Book 6289, Page 420, Register's Office of Davidson County, Tennessee.

Being also known as 241 Downeymeade Drive, Nashville, TN 37214.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 240 & 241 Downeymeade Drive, Nashville, TN 37214.

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.

Witness my hand this the 11th day of March, 2022.

Donelson Civitan Foundation, Inc.

BY: Milton Anderson
Milton Anderson as Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Milton Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED AGENT of the within named bargainor, Donelson Civitan Foundation, Inc., and that HE, as such AUTHORIZED AGENT, executed the foregoing instrument for the purposes therein contained by signing the name of the Donelson Civitan Foundation, Inc. by the said Milton Anderson as such AUTHORIZED AGENT.

Witness my hand and official seal this 11th day of March, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY