Return to
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

WARRANTY DEED

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 07/15/04 15:34 2pgs
Fees:13.00 Taxes:453.25
20040715-0084851

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Kamla	~~Avalon Mortgage~~ New Owner	151-10-0-A-024.00 CO
(NAME) 7563 West Winchester Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher Dane Maness and Wife, Lyndy Michelle Maness , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Matter** and Katie Kamla ~~Matter~~ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**aka Robert J. Matter and Kathryn Kamla

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Village of Long Hunter, Phase 1, a Planned Unit Development of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Dane Maness and Wife, Lyndy Michelle Maness by deed from Ole South Properties, Inc. of record in Instrument No. 200112280143382, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7563 West Winchester Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 09th day of July, 2004.

Christopher Dane Maness by Lyndy Michelle Maess Attorney in fact

Christopher Dane Maness

Lyndy Michelle Maess

Lyndy Michelle Maness

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Christopher Dane Maness and wife~~, Lyndy Michell Maness, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ~~21st~~ 9th day of ~~April~~ July, 2004.

My Commission Expires: 5-23-05

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number2404130
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

State of Tennessee
County of Rutherford

*20040715-0084850

Personally appeared before me, the undersigned, a Notary Public for said County, the within named Lyndy Michelle Maness, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Dane Maness, and who ackowledged the she executed the same as the free act and deed of the said Christopher Dane Maness by viurtue of that Power of Attorney duly executed by the said Christopher Dane Maness and appearing of record in Book *, Page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 9th day of July, 2004.

Notary Public

My Commission Expires: 5-23-05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN