REALTY TITLE
BOX 48A

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Melissa D Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2005.

Mary Anne Hardaway
Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Hunt	American Mortgage Express Corp.	
(NAME)	(NAME)	
3348 Country Ridge Dr.	136 Gaither Drive	150-07-315
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050857

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, David G. Matheny Jr. and wife, Marcia Jo Matheny**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah Hunt**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3348 Country Ridge Dr., 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of April, 2005.

Davidson County DEEDWARR
Recvd: 05/03/05 15:08 2 pgs
Fees:13.00 Taxes:495.80
20050503-0049446

David G. Matheny Jr.

Marcia Jo Matheny

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David G. Matheny Jr. and wife, Marcia Jo Matheny, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David G. Matheny Jr. and wife, Marcia Jo Matheny executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of April, 2005.

Commission expires: February 23, 2008

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Mary Anne Hardaway Notary Public

EXHIBIT A

SITUATED in Davidson County, Tennessee, being described as follows, to-wit:

BEING Lot No. 240, on the Plan of The Country, Section 6-B, of record in Book 5200, Page 741 and 742, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David G. Matheny Jr. and wife, Marcia Jo Matheny by deed dated 6/2/99 from David G. Matheny, Jr. of record in Book 11515, Page 107, Register's Office for Davidson County, Tennessee. And previously conveyed to David G. Matheny, Jr. by deed dated 10/14/98 from April B. Lannom of record in Book 11158, Page 450, Register's Office for Davidson County, Tennessee.

