File No. [redacted]0929

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/05 11:17 2 pgs
Fees:13.00 Taxes:460.65
20050713-0081122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/30/06 (AFFIX SEAL)

JANE GRATZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig R. Mankey	Craig R. Mankey	162-13-0-24.000
(NAME) 1204 Cedarhill Drive	(NAME) Same as new owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,, Debora E. Mathis and Mark A Mathis, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig K Mankey,_____ HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 17, on the Plan of Dreamland Estates, Section 4, of record in Plat Book 6900, Page 188, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Debora E. Mathis and Mark A. Mathis, husband and wife by Quitclaim deed from Debora E. Walker n/k/a Debora A. Mathis, a married woman, Mark A. Mathis, a married man and Mary K. Mathis, a single woman, of record in Instrument No. 20011214-0138316, Register's Office for Davidson County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 6900, Page 188, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7131, Page 515, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1204 Cedarhill 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 GRANTEE(S), his/her/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), his/her/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 22nd day of June, 2005.

Debora E. Mathis

Mark A. Mathis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Debora E. Mathis and Mark A. Mathis, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 22nd day of June, 2005.

Commission expires: 11.22.05

Notary Public

File Number: [redacted]0929

RETURN TO:
Sidwell Title
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Franklin, TN 37064