Realty 484

Davidson County DEEDWARR
Recvd: 09/07/05 11:26 2 pgs
Fees:13.00 Taxes:425.50

20050907-0107426

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN05578

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00 Brittany Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 01st day of September, 2005.
Notary Public

MY COMMISSION EXPIRES: 1/12/09

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CONNIE S. MADDEN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie Maxey **3100 Penn Meade Way** **Nashville, TN 37214**	1st Trust Bank for Savings 6525 Quail Hollow Road Memphis, TN 38120	**052-13-0-B-235.00 CO**

FOR AND IN 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,

Brent Lee Matthews and wife, Julie Del Carmen Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christie Maxey

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:

Being Lot No. 19, on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 2, as shown on plat of record in Instrument No. 20031006-0147480, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brent Lee Matthews, husband and wife, Julie Del Carmen Matthews, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 1-27-04 and recorded 1-30-04 in Instrument No. 20040130-0011626, Register's Office for Davidson County, Tennessee.

Subject to Master Deed & B-Laws of record in Book 7566, page 571, as amended in Instrument Nos. 20040915-0111299 and 20040915-0111301; Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348; Conveyance of Common Areas to Homeowners Association of record in Instrument No. 20041217-0150273; all matters shown on PUD Boundary Plat of record in Book 6900, page 650; all matters shown on Open Space Plat of record in Instrument No. 20030319-0036614; all matters shown on plat of record in Instrument No. 20031006-0147480; Deed of Conveyance for Water Main of record in Book 7061, page 196; Storm Water Detention Agreement of record in Instrument No. 20010816-0088874; Easement Agreement of record in Book 7296, page 484; and Easements of record in Book 3961, page 681 and Book 11030, page 731, all of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3100 Penn Meade Way, 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 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 our hands this 01st day of September, 2005.

Brent Lee Matthews

Brent Lee Matthews

Julie del Carmen Matthews

Julie Del Carmen Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Lee Matthews and wife, Julie Del Carmen Matthews the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 01st day of September, 2005.

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Commission Expires: AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Sandi M. Cloud
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public