BOX 13
10819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Mattison	Stephanie Mattison	173-1-235
(NAME)	(NAME)	
320 Cedarcreek Drive	320 Cedarcreek Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Kenneth L. Regen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie Mattison, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section V, Monte Carlo, of record in Plat Book 6250, Page 383, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Regen, by deed of record in Instrument No. 20040226-0022113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kenneth L. Regen by Chritina Murray as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051228-0155248, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 320 Cedarcreek Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 12/28/05 12:18 2 pgs
Fees:13.00 Taxes:469.90

20051228-0155249

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 16th day of December, 2005.

Kenneth L. Regen by Christina Murray, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of December, 2005, before me personally appeared Christina Murray, the person who executed the foregoing instrument on behalf of Kenneth L. Regen and who acknowledged that she executed the same as the free act and deed of the said Kenneth L. Regen, through Power of Attorney granted her by the said Kenneth L. Regen.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2005.

Commission expires:

Notary Public