WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/06 12:01 2 pgs
Fees:13.00 Taxes:292.30
20060621-0074112

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 29, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Stasiak	Decision One Mortgage ~~Todd Stasiak~~	096-07-0A-022.00CO
(NAME) 336 Stewarts Ferry Pike	(NAME) 4000 J.A. Jones Drive, Ste 1000 ~~336 Stewarts Ferry Pike~~	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte NC 28287 ~~Nashville, TN 37214~~	
(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,

Joe Don Matheny and wife, Bedonna Clayton Matheny,

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

Todd Stasiak and wife, Victoria Stasiak,

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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 2, Unite No. 3, of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Joe Don Matheny and Bedonna Clayton Matheny, husband and wife, by deed from Trina M. Chauvin-Francis and husband, Steve Francis, dated April 12, 2001, of record in Instrument Number 20010417-0037547, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 336 Stewarts Ferry Pike, Nashville, TN 37214
(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 our hands this 16th day of June 2006.

Joe Don Matheny

Bedonna Clayton Matheny

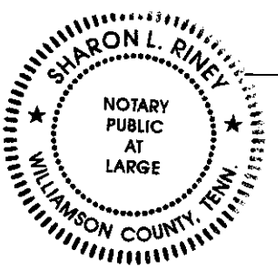
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 16th day of June, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Joe Don Matheny, and wife Bedonna Clayton Matheny, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of June, 2006.

Commission expires:
5-27-07



Sharon L. Riney

Notary Public