Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/18/06 10:42 2 pgs
Fees:13.00 Taxes:342.25
20060818-0102060

6060 615

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

WARRANTY DEED

ET-06-0470

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Matheny	New Owner	
3404 Doriswood Court	(NAME)	150-7-452.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TREEKA MCCLELLAN, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN MATHENY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 37-B, LAKESHORE WOODS, SECTION III, A ZONE LOT DIVISION OF LOT NO. 37, as shown on plat of record in Plat Book 5200, Page 621, amended in Book 6250, Page 166, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert H. Kusserow, an unmarried man to Treeka McClellan, an unmarried woman as recorded on the 15th day of September, 2005 in Instrument No. 20050915-0111028 and Warranty Deed from Larry Tatum and wife, Patsy G. Tatum to Robert H. Kusserow as recorded on the 10th day of March, 2003 in Instrument No. 20030310-0031152, in the Register's Office of Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKESHORE WOODS, SECTION III, A ZONE LOT DIVISION OF LOT NO. 37, as recorded in Plat Book 5200, Page(s) 621, amended in Book 6250, Page 166.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6063, Page 351, Book 6112, Page 546 and Book 6230, Page 385.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 3404 Doriswood Court, Antioch, Tennessee 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), 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), 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 3rd day of August, 2006.

Treeka McClellan By: Pam LaChapelle
As Atty In Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 4th day of August, 2006, before me personally appeared Pam LaChapelle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Treeka McClellan, an unmarried woman and who acknowledged he/she/they executed the same as the free act and deed of the said Treeka McClellan, an unmarried woman.

Witness my hand and official seal, this the 4th day of August, 2006.

Notary Public

My Commission Expires: 07-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520