WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/07 11:21 2 pgs
Fees:13.00 Taxes:517.63

20070314-0031132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
George Mattingly	First Horizon Home Loan Corporation	64-16-0-C-69
(NAME)	(NAME)	
814 Bexhill Circle	5775 E. Glenridge Drive #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30328	
(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,

Betty J. Stanton, and husband, Billy J. Stanton and Brenda J. Stanton, unmarried,

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

George Mattingly, an unmarried man

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. 76, on the Plan of Wembley Downs, Section Three, a Planned Unit Development, of record in Plat Book 8250, page 108, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brenda J. Stanton, unmarried by deed from Craig L. Overstreet, dated June 23, 2000, of record in Instrument Number 20000626-0063360, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Betty J. Stanton and husband, Billy J. Stanton, and Brenda J. Stanton, unmarried, as joint tenants with right of survivorship, by quitclaim deed from Brenda J. Stanton, unmarried, dated June 23, 2000, of record in Instrument Number 20000707-0067509, Register's Office for Davidson County, Tennessee.

This document is executed pursuant to a Power of Attorney of record in Instrument Number X _____, 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.

X 20070314-0031131

unimproved ☐

This is improved ☒ property, known as 814 Bexhill Circle, Hermitage, TN 37076

(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 12th day of March, 2007.

Brenda J. Stanton

Betty J. Stanton by Attorney in Fact Brenda J. Stanton

Billy J. Stanton by Attorney in Fact Brenda J. Stanton

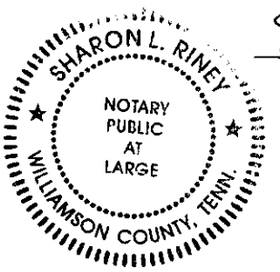
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 12th day of March, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Brenda J. Stanton, unmarried, 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 12th day of March, 2007.

Commission expires:

5-27-07



Sharon L. Riney

Notary Public

State of Tennessee
County of Williamson

On this 12th day of March, 2007, before me personally appeared Brenda J. Stanton, 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 Betty J. Stanton, and husband, Billy J. Stanton as their attorney in fact and acknowledged that she executed the same as the free act and deed of said Betty J. Stanton, and husband, Billy J. Stanton.

Sharon L. Riney

Notary Public

My Commission Expires:

5-27-07

