Davidson County DEEDWARR
Recvd: 05/25/07 11:19 2 pgs
Fees:13.00 Taxes:407.00

20070525-0062581

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Fred Max Matheny, Grantor
TO: Carolyn Garlits, Grantee

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Carolyn Garlits 3700 Colonial Heritage Nashville, TN 37217	ABN AMRO Mortgage ~~Same as Owner~~ P.O. Box 57068 Irvine, CA 92619-7068	136-03-0C 077.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $*10,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of May 2007.

My commission expires: 6.22.09

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Fred Max Matheny**, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Carolyn Garlits,** unmarried hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 27, Lot No. 14, on the plan of Heritage Village of Priest Lake Park, Section 2, as shown in the Amendment to the Master Deed of record in Book 5459 page 679 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Fred Max Matheny by warranty deed, recorded January 10, 2002 in Instrument No. 20020110-0003666, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Heritage Village of Priest Lake Park, Section 2, of record in Book 5200 page 106* Register's Office for Davidson County, Tennessee; and to restrictions, conditions, covenants, and/or by-laws of record against said property which are in said Register's Office; especially to Book 5097 page 855, Book 5192 page 243, Book 5292 page 747, Book 5292 page 749, Book 5097 page 862, and Book 5459 page 679,** said Register's Office.

*** and as shown in the Amendment to the Master Deed of record in Book 5459, Page 679**
**** and Book 5522, Page 845**

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3700 Colonial Heritage, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 24th day of May, 2007.

"GRANTOR"

Fred Max Matheny

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Fred Max Matheny, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 24th day of May, 2007.

My commission expires: 5/24/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.