Davidson County DEEDWARR
Recvd: 11/07/07 10:45 2 pgs
Fees:13.00 Taxes:703.00

20071107-0131349

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

FROM: Tonya G. Hobbs, Grantors
TO: John Matthews and wife, Joy W. Matthews, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
John and Joy Matthews	Same as Owner	117-03-0A
3000 Hillsboro Road, Unit 142		142.00 CO
Nashville, TN 37215		

Notary Seal present,
but could not be reproduced.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Bill Garrett
Davidson County Register of Deeds

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the Deed transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this the 25 day of May 2007.

My commission expires: 05/24/2008

NOTARY PUBLIC

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

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, We, **Tonya G. Hobbs**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **John Matthews and wife, Joy W. Matthews**, hereinafter called the Grantees, 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 142 on the Plan of Versailles of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

BEING the same property conveyed to Tonya G. Hobbs by warranty deed, recorded March 26, 1999 in Book 11401, page 205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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: 3000 Hillsboro Road, Unit 142, Nashville, Tennessee 37215.

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 25 day of May, 2007.

"GRANTORS"

Tonya G. Hobbs

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 Tonya G. Hobbs, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 25 day of May, 2007.

My commission expires: 05/24/2008

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

Notary Public

{Seal}

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds