File No. 280500540

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/08 15:19 3 pgs
Fees:18.00 Taxes:884.30
20080527-0053962

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008.

Daphne M Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Thomas	Bank of America, NA	Map 173-09-0A-60.00
(NAME)	(NAME)	
7627 Leveson Way	9000 Southside Blvd. #700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joe B. Hill Jr.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew L. Thomas, unmarried and Rebecca M. Wiese, unmarried**, hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 75, on the plan of Revision One, Section Two, Lenox Village, as shown by plat of record in Instrument No. 20020731-0091872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe B. Hill Jr. by Warranty Deed dated July 31, 2003 from Moore Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20030816-0118976 and Re-Recorded in Instrument No. 20030915-0134776, Register's Office for said County.

This conveyance is subject to: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters as set forth per Instrument No. 20020731-0091872, and any and all matters of record in Register's Office of Davidson County, Tennessee. (3) Ingress/Egress Easement as shown of record in Instrument No. 20010103-0000902 and corrected in Instrument No. 20010822-0090889, Register's Office for said County. (4) Storm Water Detention Agreement as shown of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for said County. (6) Sanitary Sewer Easement as shown of record in Instrument No. 20011129-0130322, Register's Office for said County. (7) Subject to easements, restrictions and conditions, as set out in the Master Deed of record Instrument No. 20020315-0032825 in the Register's Office for said County. (8) Charter of Homeowner's Association as shown of record in Instrument No. 20020412-0045831, Register's Office for said County. (9) Restrictive Covenants of record in Instrument No. 20020315-0032826, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7627 Leveson Way, Nashville, TN 37211
(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 hands this 23rd day of May, 2008.

Joe B. Hill Jr.

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA

COUNTY OF ~~RUTHERFORD~~ CHARLESTON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joe B. Hill Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of May, 2008.

Commission expires: October 02, 2013 *

Colleen F. Lite
Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

File Number: 280500540

RETURN TO:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Andrew H Maloney, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/19/10

(Seal)

