File No. 280200729

20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant 06-30-08

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/01/08 12:19 2 pgs
Fees:13.00 Taxes:440.30
20080701-0067753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan C. Matson	Countrywide Bank, FSB	15 127.00
(NAME) 2634 Union Hill Road	(NAME) 801 Cresent Centre Drive, Suite 51 0	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Franklin, TN 37067	
(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 acknowle dged, I,
John W. Wilson, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto
Ryan C. Matson, unmarried, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being Lot No. B-8 on the Subdivision of the Easterly Part of O. B. Goodwin's 38.88 acre Tract, described according to a survey by C. J. Carney, Surveyor, dated April 6, 1960 and further described according to a survey by John B. Kohn, Tennessee Registered Surveyor Number 100, dated July 27, 1978, as follows:

Beginning at a concrete monument on the Northwesterly margin of Union Hill Road, said point being Southwesterly 714 feet, more or less, from the intersection of the Westerly margin of Union Hill Road and the Morgan Road, s aid point also being the Northeasterly corner of reserve Parcel "A" on the plan of Homestead Acres of record in Book 3842, Page 213, Register's Office for Davidson County, Tennessee as conveyed with other property to Edward Donnell etux by deed from O. B. Goodwin etux, of record in Book 4680, Page 258, Register's Office for Davidson County, Tennessee; thence, with the Northeasterly line of reserve Parcel "A", North 61 degrees, 30 minutes, West, 377.5 feet to a concrete monument in the Southeasterly line of Lot No. 5, said Subdivision, as conveyed to John W. Wilson etux, by deed from S. H. Griggs et al, of record in Book 4442, Page 140, said Register's Office; South 46 degrees, 39 minutes West, 105.5 feet, more or less, (105.29 feet according to Wilson's deed) to a concrete monument at the Northwesterly corner of Lot No. B-9, of the Subdivision of O. B. Goodwin's 38.88 acre tract as conveyed to Clifford Haskin's et ux, by deed from George E. Matthews et ux, of record in Book 5124, Page 20, said Register's Office; thence, with the Southwesterly line of Lot No. B-9, South 61 degrees, 30 minutes, East 338 feet, more or less, to a point on the Northwesterly margin of Union Hill Road; thence, with the Northwesterly margin of said road, Southwardly 100 feet to the po int of beginning.

Being the same property conveyed to Sherrie R. Wooten, unmarried by Warranty Deed dated March 22, 1994, from Donald A. McMunn and wife, Linda A. McMunn, of record in Book 9290, Page 873, Register's Office for Davidson County, Tennessee. By Substitution of Trustee dated March 8, 2001, of record by Instrument No. 20010312 -0023292 in the Register's Office for Davidson County, Tennessee, The Acting Director, Rural Housing Service, of Rural Development, formerly known as the Farmers Home Administration and Rural Economic and Community Development, United States Department of Agriculture, for the State of Tennessee appointed Christopher Westbrook, Rural Development Community Development Manager as Substitute Trustee; and was subsequently conveyed to John W. Wilson and wife, Shirley B. Wilson by Trustee's Deed dated May 7, 2001, from Christopher Westbrook, Substitute Trustee, of record by Instrument No. 20010510-0048684 in the Register's Office for Davidson County, Tennessee. The said Shirley B. Wilson having since died on November 28, 2006 in Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and r estrictive covenants of record.

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 2634 Union Hill Road, Joelton, TN 37080

(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), HIS 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), HIS 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 hands this 30th day of June, 2008.

John W. Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John W. Wilson, 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 the 30th day of June , 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280200729

RETURN TO:
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Goodlettsville, TN 37072