WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 15:05 2 pg
Fees:13.00 Taxes:610.13

20080804-0080184

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/28/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Speights	Guaranty Trust Company	
(NAME)	(NAME)	
2817 Mossdale Drive	PO Box 1218	15001016600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Murfreesboro TN 37133	
(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, **CHARLES DENNIS MATHIS AND WIFE, ANNE MARIE MATHIS***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES SPEIGHTS, UNMARRIED**, hereinafter called the Grantee, his 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. 134 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 101, Register's Office for said County.

Said Lot No. 134 fronts 80 feet on the westerly side of Mossdale Drive and runs back between lines 138.49 feet on the northerly side and 149.73 feet on the southerly side to a line in the rear on which it measures 98.22 feet thereon.

Being the same property conveyed to Charles Dennis Mathis and wife, Faye Mathis by deed dated April 6, 1973 from Drew Terry Fetterolf and wife, Beverly B. Fetterolf of record in Book 4696, page 193, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 5261, page 320, said Register's Office, Faye Mathis conveyed all of her right, title and interest in subject property to Charles Dennis Mathis.

*Anne Marie Mathis joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Charles Dennis Mathis.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2817 Mossdale Drive, Nashville, TN 37217

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, 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 our hands this 30th day of July, 2008.

Charles Dennis Mathis

Anne Marie Mathis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Dennis Mathis and wife, Anne Marie Mathis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 30th day of July, 2008.

My Commission expires:

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010