**THIS INSTRUMENT PREPARED BY:**
**GEORGE V. CRAWFORD, JR.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 11/14/08 08:11 3 pgs
Fees:18.00 Taxes:814.00
**20081114-0112487**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Nathan D. Matwijec
Affiant

Subscribed and sworn to before me, this 13th day of November, 2008.

Notary Public

My Commission Expires: 3/29/11

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

Address New Owner As Follows:
Nathan D. Matwijec
209 West Chase Drive
Nashville, TN 37205

Send Tax Bills To:
Citylife Lending Group, LLC
8480 Stagecoach Ct.
Frederick, MD 21701-4747

Map-Parcel Number:
116-03-0f 00700CO
7DA 90909

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA L. BROWN, NOW RICH AND HUSBAND, JOHN R. RICH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **NATHAN D. MATWIJEC**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 209 on the Plan of Westchase Condominiums, Phase I, of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica L. Brown by deed from John R. Dyer of record as Instrument No. 20040504-0050835, Register's Office for Davidson County, Tennessee. The said Jessica L. Brown having since married, now being Jessica L. Brown Rich.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, page 578, Register's Office for said County.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of Westchase Condominiums, of record in Book 6097 page 266, as amended in Book 6112, page 677; Book 6341, page 380; and in Book 6866, page 362, Register's Office for said County.

3. Rights of others in and to the common elements.

This is improved property known as: 209 West Chase Drive, Nashville, TN 37205.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 13th day of November, 2008.

Jessica L. Brown Rich

John L. Rich

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. BROWN RICH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office this 13th day of November, 2008

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN L. RICH**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office this 13th day of November, 2008

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

359142.1/200736

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

