(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/09 10:16 2 pgs
Fees:13.00 Taxes:418.10

20090309-0020551

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Booker	Countrywide Bank FSB	108-8-73.00
(NAME)	(NAME)	
3300 Cedar Ridge Rd	165 Indian Lake Blvd Ste 107	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hendersonville, TN, 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Betty Jean West**, and Virginia W. Massey hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Matthew C. Booker**, _____ 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 231, LARCHWOOD, SECTION TWO, as shown on plat of record in Plat Book 5200, Pages 57, 58 and 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betty Jean West, unmarried and Mary A. West, unmarried by Warranty Deed from Tennessee Home Partners, Ltd., recorded on the 16th day of May, 1989 in Book 7841, Page 755, in the Register's Office of Davidson County, Tennessee. Mary A. West has since deceased leaving as her only heirs at law Betty Jean West and Virginia W. Massey. See Affidavit of Heirship of record in instrument number 20090309-0020550, Register's Office for Davidson County Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3300 Cedar Ridge Rd, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 genders.

Witness our hands this 13th day of February, 2009.

Betty Jean West
Betty Jean West

Virginia W. Massey
Virginia W. Massey

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Betty Jean West**, and Virginia W. Massey the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of February, 2009.

Notary Public

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011