09-05-012

File No. 290500231

WARRANTY DEED

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,425.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/03/11
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/01/09 10:35 2 pgs
Fees:13.00 Taxes:697.17
20090701-0061288

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Mattos	Bank of America	173090A08300 CO
(NAME) 650 Saint Jules Lane	(NAME) 3011 Armory Dr. Ste 120	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37024	
(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, **James M. McElhannon**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Mattos and wife, Renee M. Mattos,** hereinafter called the grantee(s), THIER 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. 100 on the Plan of Revision One, Section Two, Lenox Village, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. McElhannon by Deed from Signature Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20030605-0077733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Instrument No. 20020731-0091872, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20020315-0032826, Register's Office of Davidson County, Tennessee.

Subject to Charter of record in Instrument No. 20020412-0045831, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Easement of record in Instrument No. 20020408-0042676, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer & Storm Drainage Easement of record in Instrument No. 20011129-0130322, Register's Office of Davidson County, Tennessee.

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 650 Saint Jules Lane, 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), THIER 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), THIER 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 25th day of June, 2009.

James M. McElhannon

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 James M. McElhannon 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 25th day of June, 2009.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 290500231

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

I, the undersigned, 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.

BROOKE SMITH

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state BROOKE SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON