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39-B
File #09-1203

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/07/09 09:50 3 pgs
Fees:18.00 Taxes:591.26
20090807-0074473

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pamela K. DeMatteo, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samantha Hunter, an unmarried woman and Eric Witgenstein, an unmarried man, as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Two, Plantation Walk, of record in Book 7900, Page 858, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela K. DeMatteo by Quitclaim deed from Pamela D. Patton dated January 13, 2003 of record as Instrument No. 20030311-0031872, Register's Office for Davidson County, Tennessee.

This convetance 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, delcarations and easements of record, (4) building restrictions and (5) other matters of public record.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 764 Sweetwater Circle, Old Hickory TN, 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2009.

Pamela K. DeMatteo

Pamela K. DeMatteo

State of Tennessee)
County of Davidson)

On this 31st day of July, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Pamela K. DeMatteo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,800.00.

Pamela K. DeMatteo
Affiant

Sworn and subscribed before me on this the 31st day of July, 2009.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Eric Witgenstein
764 Sweetwater Circle
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT:
WR Starkey Mtg.
5055 W. Park Blvd. Ste 300
Plano, TX 75093

TAX MAP-PARCEL #:
64-15-A-61CO

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

