BILL GARRETT, Davidson County
Trans:T20090081867 DEEDWARR
Recvd: 12/03/09 10:38 2 pgs
Fees:13.00 Taxes:377.40
20091203-0110728

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Kenneth W. Spence
4656 Fanning Drive
Antioch, Tennessee 37013-2729

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranty Trust Company
316 Robert Rose Drive, P.O. Box 1218
Murfreesboro, TN 37129

MAP 148-12
CTRL MAP
GROUP
PARCEL 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matt Maskovyak, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kenneth W. Spence, 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:

BEING all of **Lot No. 133, Section Six, Hazelwood**, as shown by plat and survey of record in Plat Book 3842, page 103, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matt Maskovyak, by deed from Associates First Financial Corporation (successor by reason of merger with Associates Financial Services Company, Inc.) of record in Instrument #20050817-0097835, Register's Office for Davidson County, Tennessee. (See also Scrivener's Affidavit of record in Instrument #20090924-0088835, said Register's Office.)

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **4656 Fanning Drive, Antioch, Tennessee 37013-2729.**

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, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kerry B. Maskovyak, the wife of Matt Maskovyak, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **25th** day of **November, 2009**.

Matt Maskovyak

Matt Maskovyak

Kerry B. Maskovyak

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Matt Maskovyak and wife, Kerry B. Maskovyak**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of November, 2009.

Teresa S Maston
[redacted]
NOTARY PUBLIC

My Commission Expires: [redacted] 2-2-11

TERESA S. MASTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2009.

Teresa S Maston
[redacted]
NOTARY PUBLIC

My Commission Expires: [redacted] 2-2-11

TERESA S. MASTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY