BILL GARRETT, Davidson County
Trans:T20100058573 DEEDWARR
Recvd: 09/17/10 09:58 2 pgs
Fees:13.00 Taxes:481.00
20100917-0074079

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-13 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas O. Gordon III	Mortgage Investors Group	150-04-0-106.00
(NAME)	(NAME)	
3408 Westcliffe Court	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

JOSEPH J. MATO SR., AND WIFE REBECCA H. MATO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS O. GORDON III, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 393 on the Plan of "The Country", Section Eight, 2nd Revision, as of record in Book 6250, page 912 and 912, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rebecca H. Mato and husband, Joseph John Mato, Sr. by deed dated October 18, 2004 and filed for record October 24, 1994 in Book 9500, page 64, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3408 Westcliffe Court, Antioch, TN 37013

(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 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, 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 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 my/our hand(s) this 14th day of September, 2010.

Joseph J. Mato Sr.

Rebecca H. Mato, by her attorney in fact, Joseph J. Mato, Sr. P.O.A.

STATE OF ARKANSAS

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph J. Mato Sr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 14th day of September, 2010

Commission expires: 08-09-2012

Nancy Ball
Notary Public

OFFICIAL SEAL
NANCY BALL
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES: 08-09-12

STATE OF ARKANSAS

COUNTY OF

Before me, a Notary Public of said State and County aforesaid personally appeared Joseph J. Mato, Sr., to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca H. Mato, as her lawful Attorney-In-Fact, and that he executed same as the free act and deed of the said Rebecca H. Mato as her lawful Attorney-In-Fact.

Witness my hand and official seal at on this 14th day of September, 2010

Commission expires: 08-09-2012

Nancy Ball
Notary Public

OFFICIAL SEAL
NANCY BALL
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES: 08-09-12

OFFICIAL SEAL
NANCY BALL
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES: 08-09-12