BILL GARRETT, Davidson County
Trans:T20100077543 DEEDWARR
Recvd: 12/09/10 09:20 2 pgs
Fees:13.00 Taxes:425.50
20101209-0097947

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

File No.: AV-10-553

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Verney W. Boyett	New Owner	147-15-122.00
(NAME)	(NAME)	
553 Whispering Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/WE, **BRIAN K. MATNEY, AN UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **VERNEY W. BOYETT**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 97, WHISPERING HILLS, SECTION I, as shown on plat of record in Plat Book 2331, Page 83, 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 by Warranty Deed from Ronald L. Milsap to Brian Matney, dated September 19, 1997, recorded in Book 10620, Page 667; by Warranty Deed from Brian K. Matney, a single man to Jettie V. Ward, a single woman, dated February 18, 2000, recorded in Instrument Number 20000228-0019387; by Quitclaim Deed from Jettie V. Ward to Brian K. Matney, dated April 14, 2000, recorded in Instrument Number 20000525-0052282; by Quitclaim Deed from Brian K. Matney to Jettie V. Ward, dated March 25, 2003, recorded in Instrument Number 20030325-0039294; and by Quitclaim Deed from Jettie V. Ward, unmarried to Brian K. Matney, married, dated November 17, 2003, recorded in Instrument Number 20031119-0168989, in the Register's Office of Davidson County, Tennessee.

Kara Marie Matney was divested from subject property pursuant to Final Decree of Divorce filed January 9, 2007 in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 06D-2790.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 553 Whispering Hills Drive, Nashville, TN 37211

(House Number) (Street) (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 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), 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 9th day of November, 2010.

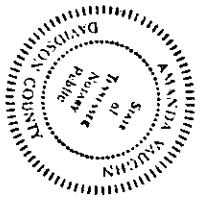
Brian K. Matney

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian K. Matney, the within named bargainor, 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, this the 9th day of November, 2010.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171