BILL GARRETT, Davidson County
Trans:T20110011723 DEEDWARR
Recvd: 02/25/11 13:05 5 pgs
Fees:28.00 Taxes:172.05
20110225-0015651

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joshua B. Owens
408 Boulder Creek Court
Mt. Juliet, TN 37122

MORTGAGEE:

SEND TAX BILLS:
OWNER

MAP-PARCEL:
MAP 075-14-0 PARCEL 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth K. Mattox, II, Annabelle Mattox D'Aprix, William Hildebrand Mattox, Lisa Mattox Minnigan, Robert Eugene Stringer, Tisha Mattox Woodall, Hassanah Agnes Mattox Bligh and Barbara Odil,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua B. Owens,** 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:

Being Lot No. 17 of the Re-Subdivision of Lots 17 & 18 of Hermitage Estates, Section Four, as of record in Plat Book 5190, Page 11, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to James N. Mattox and wife, Peggy L. Mattox by Quitclaim Deed from Tom G. Coleman, Jr., Trustee to create tenants by the entirety, dated July 31, 1974, filed for record in Book 4887, Page 503, Register's Office for Davidson County, Tennessee and being the same property conveyed to James N. Mattox and wife, Peggy L. Mattox by deed from F. A. Harwell and wife, Brownie Lee Harwell, dated January 30, 1978, filed for record in Book 5250, Page 266 as re-recorded in Book 5482, Page 81, Register's Office for Davidson County, Tennessee.
James N. Mattox and wife Peggy L. Mattox having since divorced by Final Decree Docket No. 81D-4267 in the Circuit Clerk's office for Davidson County, Tennessee, whereas said property was vested soley in James N. Mattox and divested out of Peggy L. Mattox.
The said James N. Mattox having since deceased intestate on the 6th day of January, 2010 leaving the said grantors as his only living heirs at law as shown on the Affidavit of Heirship which is attached to this instrument, Register's Office for Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5190, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property known as 449 Harwell Drive Hermitage, TN 37076.

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 our hands this 23rd day of February, 2011.

Kenneth K. Mattox, II

Annabelle Mattox D'Aprix
By: Kenneth K. Mattox, II, Attorney-in-Fact

William Hildebrand Mattox
By: Kenneth K. Mattox, II, Attorney-in-Fact

Lisa Mattox Minnigan
By: Kenneth K. Mattox, II, Attorney-in-Fact

Robert Eugene Stringer
By: Kenneth K. Mattox, II, Attorney-in-Fact

Tisha Mattox Woodall
By: Kenneth K. Mattox, II, Attorney-in-Fact

Hassanah Agnes Mattox Bligh
By: Kenneth K. Mattox, II, Attorney-in-Fact

Barbara Odil
By: Kenneth K. Mattox, II, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth K. Mattox, II, as Attorney-in-Fact for Annabelle Mattox D'Aprix, William Hildebrand Mattox, Lisa Mattox Minnigan, Robert Eugene Stringer, Tisha Mattox Woodall, Hassanah Agnes Mattox Bligh, and Barbara Odil, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 23rd day of February, 2011.

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth K. Mattox, II, 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.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $46,500.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of February, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Road, Suite 100
MT. JULIET, TN 37122

AFFIDAVIT OF HEIRSHIP

Kenneth K. Mattox, II, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

That Affiant presently resides at the following address: 202 Hidden Harbour Drive, Mt. Juliet, TN 37122.

That Affiant personally knew James Nelson Mattox, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent, by reason of the following circumstances: He is the nephew of the Decedent.

That Affiant knew that at date of death said Decedent, James Nelson Mattox owned an interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 17 of the Re-Subdivision of Lots 17 & 18 of Hermitage Estates, Section Four, as of record in Plat Book 5190, Page 11, Register's Office for Wilson County, Tennessee.

That Decedent, James Nelson Mattox, died on January 6, 2010, and was at the time a resident of Davidson County, State of Tennessee. That Decedent, James Nelson Mattox, was not survived by a spouse.

That Decedent died Intestate;

That the Decedent had no children during his lifetime.

That the decedent had three (3) brothers, Donovan Dean Mattox, John Benjamin Mattox, Jr. and Robert Eugene Mattox and one (1) sister, Dorothy Laveta Angela Maria Mattox, all of which predeceased him and all of which left no surviving children or issue.

That the following persons constituted all of the heirs-at-law of Decedent at his date of death and constitute as of the date of execution of this affidavit, all of the heirs-at-law of Decedent: Sara Ellen Stringer (now deceased) leaving Robert Eugene Stringer as her only heir at law; Fausta M. Odil (now deceased) leaving Barbara Odil as her only heir at law, Hassanah Agnes Mattox Bligh, Annabelle Mattox D'Aprix; William Hildebrand Mattox, Kenneth Kean Mattox (now deceased) leaving Kenneth K. Mattox, II, Lisa Mattox Minnigan and Tisha Mattox Woodall as his only heirs at law.

That the following persons constitute, as of the date of execution of this affidavit, all of the heirs-at-law of Decedent: Robert Eugene Stringer, Barbara Odil, Hassanah Agnes Mattox Bligh, Annabelle Mattox D'Aprix, William Hildebrand Mattox, Kenneth K. Mattox, II, Lisa Mattox Minnigan and Tisha Mattox Woodall.

Further Affiant saith not.

Kenneth K. Mattox, II, AFFIANT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth K. Mattox, II, the Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made oath that the statements contained in the foregoing Affidavit of Heirship are true of Affiant own knowledge and who further acknowledged that he executed same for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of February, 2011.

NOTARY PUBLIC

My Commission Expires: 1.6.12

