Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0054H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$239,900.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20110014900 DEEDWARR
Recvd: 03/14/11 08:58 2 pgs
Fees:13.00 Taxes:887.63
20110314-0019782

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of March, 2011

Notary Public
Commission Expires: 9.17.2011

ADDRESS OF NEW OWNER:
James Mathews
311 Wiles Court
Hermitage, TN 37076

SEND TAX BILLS TO:
OWNER

MAP & PARCEL
Map 075-15-0A

Parcel 311.00 CO

WARRANTY DEED

FOR AND IN 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,

Samuel E. Skaggs and wife, Karen I. Skaggs

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Mathews and wife, Wanda Mathews

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 all of Lot/Unit No. 311, on the Plan of Phase Four, Stoner's Glen, of record in Instrument No. 20040107-0002851, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694 and amended by Exhibit "A" to the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Stoner's Glen, a Horizontal Property Regime with Private Elements, Annexing Additional Property as Phase Four, of record in Instrument No. 20040115-0006286, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot/unit.

Being the same property conveyed to Samuel E. Skaggs and wife, Karen I. Skaggs, by Warranty Deed dated July 29, 2004 from Frank Batson Homes, Inc., and filed of record in Instrument No. 20040804-0093570, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011, and every year thereafter; Subject to Declaration of Covenants, Conditions and Restrictions filed in Instrument No. 20000526-0052723, as amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, and in Instrument No. 20040115-0006286; Subject to HOA Charter in Instrument No. 20000526-0052724, as amended in Instrument No. 20020116-0006779; Subject to Stormwater Detention Agreement in Instrument No. 20031202-0173057; Subject to Conveyance of Common Area to HOA filed in Instrument No. 20090311-0021934; Subject to all matters as set forth per plan filed in Instrument No. 20040107-0002851, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694 and amended by Exhibit "A" to the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Stoner's Glen; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 311 Wiles Court 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of March, 2011

Samuel E. Skaggs

Samuel E. Skaggs

Karen I. Skaggs

Karen I. Skaggs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel E. Skaggs and Karen I Skaggs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of March, 2011.

Notary Public
Commission Expires:

