WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110021927 DEEDWARR
Recvd: 04/14/11 08:18 2 pgs
Fees:13.00 Taxes:377.40
20110414-0028643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2011

Notary Public

MY COMMISSION EXPIRES: 3.8.15

(AFFIX SEAL)

GIB VANDERHEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Wayne Mathias Jr.	SAME	086-07-72.00
(NAME)	(NAME)	
1400 Autumn Knoll		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I, **Peggy S. Wright**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Wayne Mathias Jr., unmarried**, HEREINAFTER CALLED THE GRANTEE(S), 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. 116 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, pages 517 and 518, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 116, being a corner lot, fronts 65.83 feet on the southerly margin of Old Lebanon Dirt Road, and fronts 51.00 feet on the westerly margin of Autumn Knoll, said frontages being joined by a curve measuring 38.43 feet; the southerly line of said lot extends back 126.12 feet and intersects the westerly line which measures 135 feet thereon.

Being the same property conveyed to John A. Wright and wife Peggy S. Wright by deed from James L. Bell and wife Aleta N. Bell of record in Book 6533, page 764, Register's Office for Davidson County, Tennessee, dated April 15, 1985. The said John A. Wright having since died.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 517; Restrictions of record in Book 6056, Page 672; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1400 Autumn Knoll, Hermitage, TN 37076

(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 hand this 11th day of April, 2011

Peggy S. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Peggy S. Wright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 11th day of April, 2011

Notary Public

My Commission Expires: 3-3-15

GIB VANDERHEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY