WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/11 12:16 3 pgs
Fees:18.00 Taxes:395.90
20110616-0046232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2011.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahogany Anderson	First Community Mortgage	151-10-A-160.00
(NAME)	(NAME)	
1720 Londview Place	750 Old Hickory Blvd Ste 260	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(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, Julie Robertson Mathis and Robert Mathis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mahogany Anderson,_____, 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 Number 129, Phase Two, Villages of Long Hunter, PUD as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie Robertson, unmarried, by deed of record in Instrument Number 20030506-0059817 Register's Office for Davidson County, Tennessee. Julie Robertson is now married to Robert Mathis and is now known as Julie Robertson Mathis. Robert Mathis hereby joins in the signing of this conveyance to waive any marital rights he may be granted to a spouse by law in this property.

unimproved ☐

This is improved ☒ property, known as 1720 Londview Place, 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 hand this 6th day of May, 2011.

Julie Robertson Mathis by Terry DeSelms, Attorney-in-Fact

Robert Mathis, by Terry DeSelms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of May, 2011 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Julie Robertson Mathis and Robert Mathis, and acknowledged that he executed the same as the free act and deed of the said Julie Robertson Mathis and Robert Mathis, through Power of Attorney granted April 4, 2011and recorded in Instrument Number 20110616-0046231 he said Julie Robertson Mathis and Robert Mathis.

Witness my hand and official seal at Franklin, Tennessee this 6th day of May, 2011.

Commission expires:

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).