WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110043668 DEEDWARR
Recvd: 07/20/11 09:47 2 pgs
Fees:13.00 Taxes:555.00
20110720-0055411

Rebecca A. Brooks Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul J. Matthys	Franklin American Mortgage Company	09502012100
(NAME)	(NAME)	
210 Graeme Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, **Barbara J Fields, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul J. Matthys and Mary Kay Matthys, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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. 10, on the Map of Walnut Grove Subdivision, as of record in Plat Book 2133, page 87, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alfred L. Fields and wife, Barbara J. Fields by Deed from Hiram E. Robinson, Jr. and wife, Betty L. Robinson, dated 11/07/1972 and filed for record on 11/09/1972 in Book 4653, Page 957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara J. Fields by Deed from Alfred L. Fields, dated 01/09/2002 and filed for record on 01/10/2002 in Instrument 200201100003800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 2133, Page 87, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2205 June Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 13th day of July, 2011.

Barbara J Fields

Barbara J ~~Fields~~ Fields BJF

State of Tennessee
County of Rutherford

Personally appeared before me Barbara J ~~Fields~~ Fields Rd, 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 purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2011.

Notary Public Rebecca A. Dohoda
My Commission Expires: June 03, 2012

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129