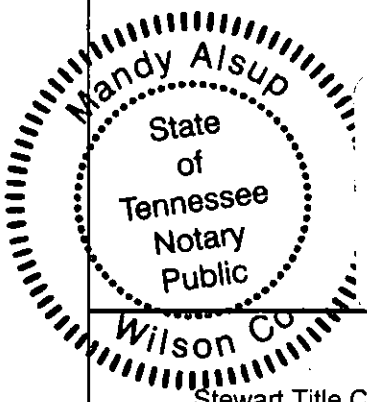
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110050931 DEEDWARR
Recvd: 08/18/11 11:49 2 pgs
Fees:13.00 Taxes:869.50
20110818-0063947

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day f August, 2011.

Notary Public

Y COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben P. Adams	Ben P. Adams	075150A31500CO
(NAME)	(NAME)	
315 Wiles Court	315 Wiles Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Edna M Mattox, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ben P. Adams and wife, Mary G. Adams**, 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 Unit No. 315, as shown on the plan of Stoners Glen, Phase Four, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200005260052723 and amended in Instruments 200012150123565, 200201150006136, 200401150006286, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Edna M. Mattox, unmarried by Deed from Frank Batson Homes Inc., dated 09/21/2004 and filed for record on 09/22/2004 in Instrument 200409220114072, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200005050045403, Instrument 200401070002851, Instrument 200407120082694, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200005260052723, as amended of record in Instrument 200201150006136, 200012150123565 and in Instrument 200401150006286, said Register's Office.

All matters including but not limited to an easement of record in Book 4771, Page 495, said Register's Office.

Storm water Detention Agreement of record in Instrument 200312020173057, said Register's Office.

Charter of record in Instrument 200005260052724, said Register's Office, amended in Instrument 200201160006779, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200903110021934, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 315 Wiles Court, 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 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 17th day of August, 2011.

Edna M. Mattox

Edna M Mattox

State of Tennessee
County of Wilson

Personally appeared before me Edna M Mattox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2011.

Tracey Trumphour

Notary Public

My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON