WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110053633 DEEDWARR
Recvd: 08/30/11 14:41 2 pgs
Fees:13.00 Taxes:222.00
20110830-0067266

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/2/15

(AFFIX SEAL)

JARELL L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda P. England	NEW OWNER	07408013300
(NAME)	(NAME)	
1500 Foxhaven Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, Patricia A. DeMatteo, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda P. England, unmarried and Fredda M. Lee, unmarried, as joint tenants with right of survivorship, 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 No. 731 on the Plan of Hermitage Hills, Section VII, of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 731 fronts 75.3 feet on the northerly side of Bonnahurst Drive and extends back 245.4 feet on the westerly line and 283.2 feet on the easterly line to a dead line in the rear on which it measures 110.24 feet.

Being the same property conveyed to Patricia A. DeMatteo a/k/a Patricia Anita Pomeroy DeMatteo by deed from Joseph W. DeMatteo a/k/a Joseph Wims DeMatteo of record in Book 7926, Page 14, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3399, Page 446 and Book 3404, page 165, said Register's Office.

This conveyance is subject to all matters on plan of record in Book 3300, Pages 62 and 63, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 320 Bonnahurst Drive, 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 19th day of August, 2011.

Patricia A DeMatteo

Patricia A. DeMatteo

Patricia Anita Pomeroy DeMatteo

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 19th day of August, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia A. DeMatteo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-29-13

Notary Public,

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON