BILL GARRETT, Davidson County
Trans:T20110082320 DEEDWARR
Recvd: 12/29/11 09:25 2 pgs
Fees:13.00 Taxes:454.73
20111229-0101631

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER
Michelle E. Landreth
4256 Chesney Glen Drive
Hermitage, TN 37076

MORTGAGEE
Wells Fargo Bank, N.A.
10401 Deerwood Park Boulevard
Building 1, 4th Floor
Jacksonville, FL 32256-0505

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 087-01-0-A
PARCEL 013.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Forrest Mathis, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle E. Landreth, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Forrest Mathis, by Special Warranty Deed from Pinnacle National Bank, dated March 16, 2011 and filed of record in Instrument No. 20110525-0039891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, and in Book 10649, Page 944; Charter of record in Book 10290, Page 256; Quitclaim Deed for Common Area of record in Book 10420, Page 356 and in Book 11577, Page 623; Drainage Easement of record in Book 11064, Page 911; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 288, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4256 Chesney Glen Drive Hermitage, TN 37076.**

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 our hands this 27th day of December, 2011.

Forrest Mathis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Forrest Mathis, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $122,900.00.

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2011.

Kathy Snider
NOTARY PUBLIC

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014