WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $36,000.00 Affiant Subscribed and Sworn to before me, this 20th day of January, 2012. Notary Public My commission expires: 1-1-13

BILL GARRETT, Davidson County
Trans:T20120005969 DEEDWARR
Recvd: 01/25/12 13:54 2 pgs
Fees:13.00 Taxes:133.20
20120125-0007039

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Jeff C. Brandon 1807 HADEN Ct. Nashville TN 37215	SAME	15005027400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **George G. Matewere and wife Comfort A. Matewere,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jeff C. Brandon**, hereinafter called the Grantee(s), 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. 353 on the Plan of Cherry Hills, Section 7, as of record in Plat Book 4660, page 49, and Deed Book 5332, page 302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George G. Matewere and Comfort A. Matewere, husband and wife, by deed from Matthew J. Broderick and Sharon D. Broderick, husband and wife, of record in Book 9025, page 633, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 4660, Page 49 and Deed Book 5332, page 302, said Register's Office.

This is (x) improved ( ) unimproved property known as 2913 Rogers Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 20th day of January, 2012.

George G Matewere by Gayla Moore, atty. in fact
George G. Matewere
By Gayla Moore, Attorney in Fact

Comfort A. Matewere by Gayla Moore, atty. in fact
Comfort A. Matewere
By Gayla Moore, Attorney in Fact
By Power of Attorney of record in Instrument No. 20120125-0007038
Register's Office for Davidson County, Tennesssee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On, January 20, 2012, before me personally appeared **Gayla Moore** to me known to be the person who executed the foregoing instrument in behalf of **George G. Matewere and Comfort A. Matewere** and acknowledged that she executed same as the free act and deed of said **George G. Matewere and Comfort A. Matewere** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of JANUARY, 2012.

My Commission Expires:
1-17-13

NOTARY PUBLIC

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY