BILL GARRETT, Davidson County
Trans:T20120012837 DEEDWARR
Recvd: 02/22/12 09:49 2 pgs
Fees:13.00 Taxes:1801.90

20120222-0015170

WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ ~~RETURN TO:~~
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WIECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **February, 2012.**

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Hearn	Regions Mortgage	11603006300
(NAME)	(NAME)	
130 Kenner Avenue	3050 Parkway Office Pk	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35244	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ronald E. Mathews and wife, Janis K. Mathews**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William B. Hearn, unmarried**, hereinafter called the Grantee, his 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 the south one-half of Lot No. 11 on the map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for said County.

Said part of Lot fronts 50 feet on the east side of Kenner Avenue and runs back between lines 227.5 feet on the southern line and 230.75 feet on the north line, to a dead line on which it measures 50.06 feet.

Being the same property conveyed to Ronald E. Mathews and wife, Janis K. Mathews, by Warranty Deed from William R. McGinniss and wife, Andrea P. McGinniss, dated May 12, 2006 and filed on May 16, 2006 in Instrument Number 20060516-0057056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 130 Kenner Avenue, Nashville, TN 37205

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 **17th** day of **February, 2012**.

Ronald E. Matthews

Ronald E. Matthews

Janis K. Matthews by Ronald E. Matthews Attorney-in-fact

Janis K. Matthews by Ronald E. Matthews, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ronald E. Matthews**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **February, 2012.**

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 3/18/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald E. Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janis K. Matthews, as her Attorney In Fact, under Power of Attorney bearing Instrument No. * _____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed Ronald E. Matthews, under said Power of Attorney. * 20120222-0015169

Witness my hand and official seal at office in Nashville, Tennessee, this the 17th day of February, 2012.

Notary Public

My Commission Expires:
3/18/14

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY