Davidson County	DEEDWARR
Recvd: 06/06/12 10:42	3 pgs
Fees:18.00 Taxes:555.00	
20120606-0049382	

Prepared By & Return To:
Clarity Title, LLC
613 Gaylemore Dr.
Goodlettsville, TN 37072
12-0226T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of June, 2012.

Notary Public
Commission Expiration: 3/1/16

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:
Matthew T. Ream
965 Waynewood Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
Matthew T. Ream
965 Waynewood Lane
Hermitage, TN 37076

MAP-PARCEL:
075120B03800CO

WARRANTY DEED

FOR AND IN 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,

Tracy Robinson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew T. Ream

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 all of Lot No. 80 on the plan of Phase Two, Section 2 Brookside Woods, a Planned Unit Development, as shown on plat of record filed in Plat Book 9700, Page 398, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tracy R. Greene, unmarried by Waranty Deed dated October 17, 2002 from Joseph Kos and Mary K. Kos, husband and wife, and filed on October 18, 2002 in Instrument No. 20021018-0128177, in the Register's Office for Davidson County, Tennessee. The said Tracy R. Greene a/k/a Tracy Robinson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **965 Waynewood Lane 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 I do further covenant and bind myself, my 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 my hand this 1st **day of June, 2012.**

Tracy Robinson

Tracy Robinson

STATE OF TENNESSEE
COUNTY OF Humphreys

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracy Robinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New Johnsonville Tennessee this 1st day of ~~May~~ June 2012.

Janis E. Dodd

Notary Public
Commission Expiration: 4-17-13

JANIS E. DODD STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO. TENN.

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

_____
Notary Public
Commission Expiration:

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.