WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/12 10:02 2 pgs
Fees:13.00 Taxes:183.15
20120910-0081651

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$49,500.00~~

Affiant

Subscribed and sworn to before me this 13 day of September, 2012

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Philip J. Matisak	Same	05316006600
703 Longview Drive		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L.C. Anderson, Trustee of the L. C. Anderson Living Trust December 9, 2003**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Philip J. Matisak**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: A TRACT OF LAND, BEING THE SOUTHERLY REMAINDER OF THE ROBERT J. COLE AND WIFE, ANNIE LOUIS COLE, AS RECORDED IN DEED BOOK 2811, PAGE 571, SITUATE IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY JOHN D. MCCORMICK RLS NO. 674, DATED NOVEMBER 14, 2003, AS FOLLOWS; BEGINNING AT AN IRON PIN IN THE NORTHERLY CORNER OF PITTS AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE JOHN H. GARNER PROPERTY RECORDED IN DEED BOOK 7627, PAGE 281, AND BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE NORTHERLY MARGIN OF PITTS AVENUE NORTH 64 DEGREES 38 MINUTES 44 SECOND WEST A DISTANCE OF 62.5 FEET TO AN IRON ROD; THENCE NORTH 28 DEGREES 34 MINUTES EAST A DISTANCE OF 352.78 FEET TO AN IRON ROD IN THE LAKEWOOD PARK PROPERTY; THENCE ALONG THE LAKEWOOD PARK PROPERTY SOUTH 63 DEGREES 54 MINUTES 19 SECONDS EAST A DISTANCE OF 62.3 FEET TO AN IRON ROD; THENCE SOUTH 28 DEGREES 32 MINUTES 26 SECONDS WEST A DISTANCE OF 351.97 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO L.C. ANDERSON, TRUSTEE OF THE L.C. ANDERSON LIVING TRUST DECEMBER 9, 2003, FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SPECIAL WARRANTY DEED ON JUNE 8, 2012, OF RECORD IN INSTRUMENT NUMBER 20120627-0056532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **323 Pitts Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 7, 2012.

L.C. Anderson, Trustee of the L. C. Anderson Living Trust December 9, 2003

BY: _____, Trustee
L. C. Anderson, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of September, 20 12, before me, appeared L. C. Anderson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of L.C. Anderson, Trustee of the L. C. Anderson Living Trust December 9, 2003, and that said instrument was signed and sealed in behalf of said trust by authority of its trust agreement and said L. C. Anderson, acknowledged said instrument to be the free act and deed of said trust.

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

_____ My Commission Expires: 8/19/14
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 7/6/15
Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY