BILL GARRETT, Davidson County
Trans: T20120075704 DEEDWARR
Recvd: 10/05/12 10:39 2 pgs
Fees: 13.00 Taxes: 617.90

20121005-0091381

WARRANTY DEED

TRA12-0501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2012.

Beata K. Mach-Holt
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Beata Katarzyna Mach-Holt
Commission # EE085938
Expires: APR. 20, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. Matlock	Same address (NAME)	
501 Landmark Ct.	as new owner (ADDRESS)	
Nashville, TN 37211	(ADDRESS)	147-11C-019.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT M. RATCLIFF, II, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA A. MATLOCK, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. 19 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885; Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885; , which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Robert M. Ratcliff, II, an unmarried man by Deed from Meridian Construction Company, LLC of record in Instrument No. 20090804-0073100, Register's Office for Davidson County, Tennessee, dated July 31, 2009.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885; Instrument No. 20110930-0075886; Instrument No. 20080220-0016618; Instrument No. 20071109-0132241; Instrument No. 20071109-0132228; Book 6846, page 591; Book 2663, page 66 and 67, Davidson County Register of Deeds.

unimproved ( )
This is improved (X) property, known as 501 Landmark Ct., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 hoirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 27th day of September, 2012.

Robert M. Ratcliff, II

Robert M. Ratcliff, II

STATE OF Florida
COUNTY OF Sarasota

On this the 27th day of September, 2012, before me personally appeared Robert M. Ratcliff, II, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of September, 2012.

Beata K. Mach-Holt

Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
Beata Katarzyna Mach-Holt
Commission # EE085938
Expires: APR. 20, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959