BILL GARRETT, Davidson County
Trans:T20120086521 DEEDWARR
Recvd: 11/13/12 13:39 2 pgs
Fees:13.00 Taxes:354.83
20121113-0104409

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Paul Andrew Quito
501 Raliegh Drive
Hermitage, TN 37076

MORTGAGEE
Sumner Bank & Trust
967A Grassland Place
Gallatin TN 37066

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 076-01-0
PARCEL 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Forrest Mathis, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul Andrew Quito and Jacob Dexter Quito,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sunset Park, Section One, as of record in Book 4300 page 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Forrest Mathis by Quitclaim Deed from Jimm Deatrick, dated May 17, 2012 and filed of record in Instrument No. 20120518-0043110, Register's Office for Davidson County, Tennessee.

This is investment property for said grantor, not his principal residence, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4639, Page 264, and amended in Book 4663, Page 21; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 4300, Page 185, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **501 Raliegh Drive 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 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 Grantees, 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 our hands this 29th day of October, 2012.

Forrest Mathis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Forrest Mathis, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DEAN ROBINSON WILSON COUNTY

My Commission Expires: 1.6.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $95,900.00.

AFFIANT

Subscribed and sworn to before me this 29th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 5/8/14

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/8/14