Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130006694 DEEDWARR
Recvd: 01/24/13 11:22 2 pgs
Fees:13.00 Taxes:765.90
20130124-0007846

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

06-1301-74980

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2013.

Notary Public
My commission expires: 4-25-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher L. Mathewson 5717 S. New Hope Road Hermitage TN 37070	New Owner	098-09-0-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel L. Schrage, Unmarried and Janis R. Schrage, now known as Janis Redfern, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher L. Mathewson, a single man, hereinafter called the Grantees, their successors 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. 9, on the Plan of Windchase, Phase 2, of record in Book 9700, Page 899, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel L. Schrage and wife, Janis R. Schrage by deed from Landmark Homes of TN, Inc., dated November 24, 1999, recorded November 29, 1999, of record in Book 11759, Page 126, Register's Office for Davidson County, Tennessee. Samuel L. Schrage and Janis R. Schrage having since divorced pursuant to Final Decree filed November 7, 2012, Docket No. 12D-841, in Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5717 S. New Hope Road, Hermitage, TN 37070

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18 day of January, 2013.

Samuel L. Schrage
Samuel L. Schrage

Janis R. Schrage, now ~~Janice~~ Redfern
Janis

STATE OF TENNESSEE
COUNTY OF WILSON

*Janis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel L. Schrage and Janis R. Schrage, now ~~Janice~~ Redfern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18 day of January, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15