Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20130022423 DEEDWARR
Recvd: 03/19/13 14:18 2 pgs
Fees:13.00 Taxes:976.80
20130319-0027285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY, TENN.

Subscribed and sworn to before me this 28th day of February, 2013.

Notary Public
My Commission Expire: 8-19-13

13-0034

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher D. Mattingly	owner	173 10 0A
3208 Calder Court		019.00 CO
Antioch, TN 37013		

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 **Stephen N. Tite and wife, Lacy M. Tite**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Mattingly**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen N. Tite and wife, Lacy M. Tite by deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated July 27, 2006, recorded as Instrument No. 20060731-0092648, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3208 Calder Court, Antioch, TN 37013.**

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 28th day of February, 2013.

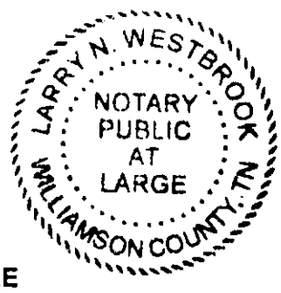
Stephen N. Tite, by Lacy M. Tite, Attorney in Fact

Lacy M. Tite

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lacy M. Tite**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of February, 2013.

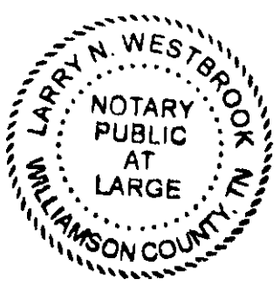


Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Lacy M. Tite**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Stephen N. Tite** and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Franklin, Tennessee, this 28th day of February, 2012.



Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13