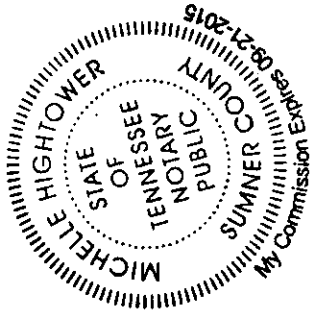
BILL GARRETT, Davidson County
Trans:T20130048983 DEEDWARR
Recvd: 06/11/13 15:02 2 pgs
Fees:13.00 Taxes:395.90
20130611-0059487



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 107,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public

My commission expires: 9.21.15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MONICA L. MATTHEWS	**FARMINGTON FINANCIAL GROUP,**	**151010A08500CO**
3636 BURWICK PLACE	**2002 RICHARD JONES ROAD STE 300A**	
ANTIOCH, TN 37013	**NASHVILLE, TN 37215**	

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 ACKNOWLEDGE, WE,

AUDREY LEIGH MATHIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MONICA L. MATTHEWS, a single woman

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 85 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Plat Book 6900, pages 444-447, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO AUDREY LEIGH MATHIS, UNMARRIED BY WARRANTY DEED FROM VIVIAN H KANNON, UNMARRIED DATED 08/31/09 AND RECORDED ON 09/04/09 IN INSTRUMENT NO. 20090904-0083458, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3636 BURWICK PLACE, 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 in 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 my/our hand(s) this 31st day of May, 2013.

Audrey Leigh Mathis 5-31-2013
AUDREY LEIGH MATHIS

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, AUDREY LEIGH MATHIS, the within named Grantors, 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, at office, this 31st day of May, 2013.

Ann M. Mathis
Notary Public

Notary Public - Michigan
Wayne County
My Commission Expires Dec 19, 2018
Acting in the County of _____

My Commission Expires: 12-19-2018