RECORD & RETURN TO:
Residential & Commericial Title Svcs.,LLC
1720 West End Ave.,#400
Nashville, TN 37203
R13-1324

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica F. Mattingly	Wells Fargo Home MTg.	161-11-0C-026.00-CO
(NAME) 365 Yorkshire Circle	(NAME) P.O.Box 660278	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas,TX 75266-0278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Amanda M. Wyler, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica F. Mattingly, 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 TN being described as:

Being Building "E" Unit No. 503, on the Resubdivision of Lot No. 2, Phase IV, on the Plan of The Villages of Brentwood, a Planned Unit Development, of record in Plat Book 6900, page 614, Register's Office of Davidson County, TN, to which plat/parcel reference is hereby made for a more particular description.

BEING the same property conveyed to Amanda M. Wyler, unmarried by Warranty Deed from Darla J. Knoll, unmarried dated October 4, 2004, of record in Instrument No. 20041004-0119315, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 365 Yorkshire Circle, Nashville, TN 37211

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, has 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.

BILL GARRETT, Davidson County
Trans:T20130055928 DEEDWARR
Recvd: 07/01/13 15:50 2 pgs
Fees:13.00 Taxes:440.30
20130701-0067915

Witness our hands this **27th** day of **June, 2013**

Amanda M. Wyler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Amanda M. Wyler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2013**

Notary Public

My commission expires: _____

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
DECEMBER 23, 2014