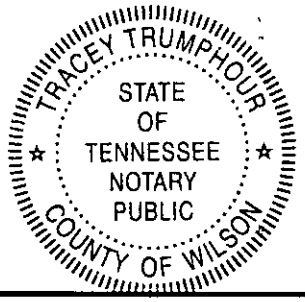
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William K. Glaskox	Franklin American Mortgage Company	151-10-OA-024.00
(NAME)	(NAME)	
1503 Sylvan Park Drive	501 Corporate Centre Dr, Ste400	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130075403 DEEDWARR
Recvd: 08/30/13 13:22 2 pgs
Fees:13.00 Taxes:399.60
20130830-0091905

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert J. Matter and Kathryn Matter, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William K. Glaskox and Teresa M. Glaskox, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 24 on the Plan of Phase 1, Villages of Long Hunter P.U.D., Final Subdivision Plat, of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Matter, a/k/a Robert J. Matter and Katie Kamla, a/k/a Kathryn Kamla by Deed from Christopher Dane Maness and wife, Lyndy Michelle Maness, dated 07/09/2004 and filed for record on 07/15/2004 in Instrument 200407150084851, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200002070012630, and Instrument 200101230006894, said Register's Office.
Declaration of Covenants, Conditions and Restrictions Villages of Long Hunter, Phase 1 of record in Instrument 200105310056382, said Register's Office.
Easement of record in Book 1115, Page 302, Book 1101, Page 457, Book 4535, Page 351, Instrument 200009060088271 and in Instrument 200009060088272, said Register's Office.
Grant of Transmission Line Easement of record in Book 2338, Page 466, said Register's Office.
Declaration of Taking Easement of record in Book 4446, Page 423, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Book 8197, Page 288, Book 8358, Page 91 and in Book 8358, Page 94, said Register's Office.
Corporation Conveyance of Easement of record in Book 9661, Page 919, said Register's Office.
Quitclaim Deed of Common Area to HOA of record in Instrument 200105310056383, said Register's Office.
Grant of Easement Easement of record in Instrument 200009060088272, said Register's Office.

Charter of record in Instrument 200105310056381, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7563 W Winchester Drive, Antioch, TN 37013-1161
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 August, 2013.

Robert J. Matter

Kathryn Matter

State of Tennessee
County of Wilson

Personally appeared before me Robert J. Matter and Kathryn Matter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122