THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080070** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $75,000.00. Loretta Graves Derra Affiant Subscribed and sworn to before me, this 18th day of September, 2013. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20130081875 DEEDWARR
Recvd: 09/20/13 15:00 2 pgs
Fees:13.00 Taxes:277.50

20130920-0099461

WARRANTY DEED

Address New Owner: Michael Matta 146 McMurray Cir Nashville TN 37211	Send Tax Bills To: FIFTH THIRD MORTGAGE 5001 KINGSLEY DR. CINCINNATI, OH 45263	Tax Information: Tax Parcel ID No. 147-16-0-A 046.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Loretta Graves Derra, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Matta, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 46 in McMurray Court, a Condominium, a Horizontal Property Regime located on McMurray Drive, Nashville, Davidson County, Tennessee, as shown on the Condominium Site Plan recorded in Book 6250, Page 230 and amended in Book 6606, Page 144, Register's Office for said County, and described in a Master Deed recorded in Book 6446, Page 539, said Register's Office, to which reference is hereby made.

Being the same property conveyed by Quitclaim Deed from William John Derra to Loretta Graves Derra as recorded on the 12th day of March, 1987 in Deed Book 7165, Page 866 and General Warranty Deed from W. L. Bainbridge, Inc., a Tennessee corporation to William John Derra and wife, Loretta Graves Derra as recorded on the 12th day of September, 1985 in Deed Book 6654, Page 454, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY COURT, as recorded in Plat Book 6250, Page(s) 230 and amended in Book 6606, Page 144.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6646, Page 539, Book 6481, Page 849, Book 7338, Page 23, Book 8631, Page 850 and Instrument No. 20071001-0116683.

Terms and provisions of by-Laws amended in Instrument No. 20071001-0116682.

Charter recorded in Book 6468, Page 186 and amended in Book 7529, Page 439.

Quitclaim Deed to Homeowners Association for Common Area recorded in Book 6481, Page 851.

Storm Water Detention Agreement recorded in Book 6450, Page 955.

This is improved property located at 146 McMurray Cir Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2013.

Loretta Graves Derra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Loretta Graves Derra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2013.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014