Return To: 13-0877
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,800.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 31, 2013.** Notary Public MY COMMISSION EXPIRES: 1/24/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130094504 DEEDWARR
Recvd: 11/05/13 11:56 2 pgs
Fees:13.00 Taxes:639.36
20131105-0114755

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**13-0877**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Mattox	**People's Home Equity, ISAOA, ATIMA**	**53-15-29**
(NAME) **681 Kings Way Drive**	(NAME) **5205 Maryland Way, Ste 100**	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Albert C. England,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Mattox, an unmarried individual,** 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, described as follows: Being Lot Number 24 on the Plan of King Court, Section Four, of record in Plat Book 9700, Page 111, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert C. England, his heirs and assigns, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, recorded August 5, 2013 in Instrument Number 20130805-0081593, Register's Office for Davidson County, Tennessee; and further conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, recorded January 28, 2013 in Instrument Number 20130128-0008546, Register's Office for Davidson County, Tennessee; and further conveyed to Darren Harp by Quitclaim Deed from Pandora Duffer Harp (now known as Pandora Duffer) recorded January 10, 2013 in Instrument Number 20130110-0003422, Register's Office for Davidson County, Tennessee; and further conveyed to Pandora Duffer Harp by Quitclaim Deed from Darren Harp recorded March 15, 2012 in Instrument Number 20120315-0022481, Register's Office for Davidson County, Tennessee; and further conveyed to Pandora Duffer Harp and her husband, Darren Harp by Quitclaim Deed from Pandora Harp (formerly known as Pandora Duffer Lampley) recorded March 17, 2005 in Instrument Number 20050317-0029665, Register's Office for Davidson County, Tennessee; and further conveyed to Pandora Duffer Lampley, unmarried, by Deed from Don Swartz and wife, Vickie Ann Swartz recorded February 4, 1998 in Book 10782, Page 604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **681 Kings Way Drive, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **October, 2013**.

Albert C. England

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Albert C. England**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **October, 2013**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY