BILL GARRETT, Davidson County
Trans:T20130104281 DEEDWARRSP
Recvd: 12/13/13 12:48 3 pgs
Fees:18.00 Taxes:263.49
20131213-0126392

Foundation Title & Escrow Series, LLC
1550 North Mount Juliet Road Suite 110
Mount Juliet, TN 37122
(615) 758-4111

File No.: **JR13-5743**

CORPORATE
SPECIAL
WARRANTY DEED

12/4/13 DSK

THIS INDENTURE, made and entered into this ~~12/06/2013~~, by and between **Nehemiah Community Reinvestment Fund, Inc.**, parties of the first part, and **Jeff Mattingly and Charlotte M Mattingly, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, page 1 and 2, on the Register's Office for Davidson County, Tennessee, said Lot No. 537 fronts 77.2 feet on the westerly side of Plantation Drive and runs back between lines 150 feet on the southerly side line and 153.49 feet on the northerly side line to a line in the rear measuring 90.3 feet thereon.

Being the same property conveyed to Nehemiah Community Reinvestment Fund, Inc. by Special Warranty Deed dated 07/22/2013 from Bank of America, N.A. and filed of record in Instrument No. 20130809-0083762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Declaration of Covenants, Conditions and Restrictions recorded in Book 3222, Page 154; Matters appearing on the plat recorded in Plat Book 3300, Pages 1 & 2; said Register's Office.

Parcel ID #: **074-12-0-085.00**
☒ Improved OR
☐ Unimproved property located at: **3818 Plantation Dr, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nehemiah Community Reinvestment Fund, Inc.

By: Donald E. Rose
Its: Chief Financial Officer

****

Owner's Name: **Jeff Mattingly and Charlotte M Mattingly**

Address: **3818 Plantation Drive**
Hermitage, TN 37076

Mail tax bills to (Person or Agency responsible for payment of taxes):
Jeff Mattingly
3818 Plantation Dr
Hermitage, TN 37076

State of CALIFORNIA

County of SACRAMENTO

Before me, Mary L. Ackman (name of notary public) of the State and County mentioned, personally appeared Donald E. Rose with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Chief Financial Officer (president or other officer authorized to execute the instrument) of the within named bargainor, Nehemiah Community Reinvestment Fund, Inc., a corporation, and that such Chief Financial Officer (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Chief Financial Officer (president or other officer).

Witness my hand and Seal at office in this **12/06/2013.**

Notary Public

My Commission Expires: Feb. 8, 2015

MARY L. ACKMAN
Commission # 1921467
Notary Public - California
Sacramento County
My Comm. Expires Feb 8, 2015

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$71,212.50** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Donald E. Rose, CFO
Nehemiah Community Reinvestment Fund, Inc

Subscribed and sworn to before me this **12/04/2013.** 12/04/2013

Notary Public

My Commission Expires: Feb. 8, 2015

MARY L. ACKMAN
Commission # 1921467
Notary Public - California
Sacramento County
My Comm. Expires Feb 8, 2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122