BILL GARRETT, Davidson County
Trans:T20130107253 DEEDWARR
Recvd: 12/27/13 09:56 2 pgs
Fees:13.00 Taxes:569.80

20131227-0130228

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~Davidson~~ Butler
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHEILA A. SEITER
Notary Public, State of Ohio
My Commission Expires
August 21, 2016

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Monroe Amanda C. Monroe 2913 Chesney Court Hermitage, TN. 37076	Primary Residential 1480 North 2200 W Salt Lake City, UT 84116	Map 087.01-0A-102.00CO

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, we,

Stephen Wood and wife, Joni Wood

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matthew S. Monroe and Amanda C. Monroe, husband and wife

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, being Lot No. 19, as shown on the map entitled Plan of Section Three, Chesney Glen, of record Book 9700, Page 401, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Wood, an unmarried person by Deed from Federal National Mortgage Association aka Fannie Mae dated 10/31/2007 of record in Instrument Number 20071101-0128801, Register's Office for Davidson County, Tennessee. Joni Wood joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 401, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 10278, Page 279; as amended in Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924 and Book 10640, Page 944, Register's Office for Davidson County, Tennessee.
5) Property is subject to HOA Charter recorded in Book 10290, Page 256, said Register's Office.

This is improved property known as: **2913 Chesney Court, Hermitage, TN 37076**
(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 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.

Witness my hand(s) this 24th day of December, 2013.

Stephen Wood

Joni Wood

STATE OF ~~Tennessee~~ OHIO
COUNTY OF ~~Davidson~~ Butler

Personally appeared before me, Stephen Wood and Joni Wood, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of December, 2013.

NOTARY PUBLIC

My Commission Expires:

SHEILA A. SEITER
Notary Public, State of Ohio
My Commission Expires
August 21, 2016

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076