Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $136,750.00.

Mary Jo Clark
Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Sally Elpers
Notary Public
My commission expires: 3-8-16

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Anna Meredith Boozer<br>814 Bexhill Ct.<br>Hermitage, TN 37076 | SWBC Mtg Corp<br>9311 San Pedro #100<br>San Antonio TX 78216 | 064160C06900CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George Mattingly and wife, Myra Mattingly** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Anna Meredith Boozer, an unmarried woman**, hereinafter called the Grantee, their successors 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. 76 on the Plan of Wembley Downs, Section Three, a Planned Unit Development, of record in Book 8250, Page 108, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to George Mattingly by deed from Betty J. Stanton and husband, Billy J. Stanton, and Brenda J. Stanton, dated 3/12/07 of record in Instrument No. 200703140031132, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 8/7/08 of record in Instrument No. 20080812082721, said Register's Office, George Mattingly conveyed the subject property to George Mattingly and wife, Myra Mattingly.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 814 Bexhill Ct. Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140058812 DEEDWARR
Recvd: 08/11/14 15:30 2 pgs
Fees:13.00 Taxes:505.98
20140811-0072414

WITNESS my hand this 31st day of July, 2014.

**George Mattingly**

**Myra Mattingly By George Mattingly Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **George Mattingly,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 31st day of July, 2014.

Notary Public

My Commission expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **George Mattingly** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Myra Mattingly** and that he is authorized by **Myra Mattingly** to execute this instrument on her behalf.

Witness my hand and seal at office on this 31st day of July, 2014.

Notary Public

My Commission expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON