STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 14-0448W

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140090518 DEEDWARR
Recvd: 12/03/14 11:14 2 pgs
Fees:13.00 Taxes:777.00
20141203-0110827

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joanna G. Matherly and Todd R. Matherly, wife and husband (NAME)	First Community Mortgage, Inc. (NAME)	186-4-B-53CO
7519 Kemberton Court (STREET ADDRESS)	275 Robert Rose Drive (STREET ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James David Owen, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joanna G. Matherly and Todd R. Matherly, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 53 on the plan of FINAL PLAT OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD BOUNDARY PLAT, of record in Instrument No. 20070125-0010028, and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for the Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James David Owen from Alicia A. DeRienzo and husband, Benjamin I. DeRienzo, by Warranty Deed dated December 13, 2012, as Instrument No. 20121221-0117941 and being the same property previously conveyed to Alicia A. DeRienzo and husband, Benjamin I. DeRienzo from Beazer Homes Corp., by Warranty Deed dated September 25, 2007, as Instrument No. 20071003-0117831, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument No. 200603060025388; Instrument No. 200702020014304; Instrument No. 200702070016043; and Instrument No. 200702080016738, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No.20071250010028, as corrected in Instrument No. 200702140018953, Register's Office for Davidson County, Tennessee.

3. PUD Boundary Plat as recorded in Instrument No. 20050920-0113225, Register's Office for ~~Williamson~~ Davidson County, Tennessee.
4. R.O.W. Easement as recorded in Instrument No. 200606070067534, Register's Office for ~~Williamson~~ Davidson County, Tennessee.
5. Easement and Contribution Agreement as recorded in Instrument No. 200508160096915, Register's Office for ~~Williamson~~ Davidson County, Tennessee.
6. Easement Agreement as recorded in Instrument No. 200603170030915, Register's Office for ~~Williamson~~ Davidson County, Tennessee.
7. Charter of Homeowner's Association of record in Instrument No. 200702060015779, Register's Office for ~~Williamson~~ Davidson County, Tennessee.

The property being conveyed herein is not the marital residence of the Grantor and/or his spouse.
The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7519 Kemberton Court, Nolensville, TN 37135.

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. Whenever 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/our hand(s) this 1st day of December, 2014.

James David Owen

December 01, 2014
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Owen, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2014.

My Commission Expires: 8-23-18

BRIAN J. SMITH NOTARY PUBLIC TENNESSEE SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066