(2)

BILL GARRETT, Davidson County
Trans:T20150027816 DEEDWARR
Recvd: 04/14/15 10:44 2 pgs
Fees:13.00 Taxes:514.30
20150414-0032825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Erin L. Baker
Affiant

Subscribed and sworn to before me, this 10th day of April, 2015.

Notary Public

My commission expires: 2-22-16

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIN L. BAKER	LoanDepot.com	**049120A03600CO**
1548 EMERALD BAY BLVD	4800 N. Scottsdale Rd	
WHITES CREEK, TN 37189	Scottsdale, AZ 85251	

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 ACKNOWLEDGE, WE,

SHANIKA C. MATTHEWS N/K/A SHANIKA WILDER, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIN L. BAKER an unmarried woman

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. 36 ON THE FINAL PLAT OF PRESTWICK PLACE, OF RECORD IN INSTRUMENT NO. 20040723-0088164, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHANIKA C. MATTHEWS AND HUSBAND, COREY MATTHEWS, BY WARRANTY DEED FROM ANNA MARABLE, A SINGLE WOMAN, DATED 04/30/2008 AND RECORDED ON 05/08/2008 IN INSTRUMENT NUMBER 20080508-0047614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COREY MATTHEWS WAS DIVESTED OF ANY INTEREST IN THE PROPERTY BY FINAL DECREE FILED IN DOCKET NO. 12D-535, FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.
And in instrument #20150414-0032824 ROD C TN.

**** KELVIN WILDER, spouse of SHANIKA WILDER, hereby joins in the conveyance to convey any and all right, title, claim or interest she may have in and to said property, marital or otherwise. Subject property has never been the sole principal residence of Kelvin Wilder.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1548 EMERALD BAY BLVD, WHITES CREEK, TN 37189.

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 in 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/our hand(s) this 10th day of April, 2015.

Shanika C. Matthews N/K/A Shanika Wilder
SHANIKA C. MATTHEWS N/K/A SHANIKA WILDER

Kelvin G. Wilder
KELVIN WILDER

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHANIKA MATTHEWS N/K/A SHANIKA WILDER AND KELVIN WILDER, the within named Grantor(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, at office, this 10th day of April, 2015.

Stacey Denson Palmer
Notary Public

My Commission Expires

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Shanika Matthews is one and the same as Shanika C. Matthews N/K/A N/K/A Shanika Wilder.
Kelvin Wilder is one and the same as Kelvin G. Wilder.