This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22787.2015

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Dominic S. Mattachione	New Owner	160 14 0 017.00
Alicia R. Matthachione		
5640 Oakes Drive		
Brentwood, TN 37027		

BILL GARRETT, Davidson County
Trans:T20150063236 DEEDWARR
Recvd: 07/31/15 13:56 3 pgs
Fees:18.00 Taxes:980.13
20150731-0075888

WARRANTY DEED

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, **I, Matthew P. Stevens, a married man**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Alicia Mattachione and Dominic Mattachione, wife and husband ,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot 1, Resubdivision of Lots 1a nd 3-7, Section 4, Highlands of Brentwood, as shown on the Plat of record in Plat Book 5800, Page 232, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew P. Stevens, an unmarried man, by Deed dated May 11, 2009 from Brandon S. Baxter and wife, Cynthia E. Baxter and being of record in Instrument Number 20090515-0044992, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.

3. Any and all easements which may affect the within described property.
4. Restrictive Covenants of record in Book 11189, Page 612, said Register's Office.
5. Subject to Declaration of Covenants of record in Book 11356, Page 815, Book 11629, Page 906, Instrument Numbers 20020711-0087704 and 20021121-0144877, said Register's Office.
6. Rule regarding enforcement of governing documents of record in Instrument Number 20150414-0032628, said Register's Office.
7. Any and all notes and matters on the Plan of record in Plat Book 5800, Page 232, said Register's Office.
8. Charter for Highlands of Brentwood homeowners association of record in Book 11595, Page 872, said Register's Office.
9. ByLaws for Highlands of Brentwood homeowners association of record in Book 11356, Page 840, said Register's Office.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This is improved property is known as: 5640 Oakes Drive, Brentwood, Tennessee 37027.

*I, Ingrid G. Stevens, spouse of Matthew P. Stevens, also in this conveyance for the sole purposes of conveying any and all marital interest that I may have in the within described property by virtue of my marriage to Matthew P. Stevens or otherwise.

Executed on this 27th day of July, 2015.

Matthew P. Stevens

Ingrid G. Stevens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Matthew P. Stevens and wife, Ingrid G. Stevens, with whom I am personally acquainted (or 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 this 27th day of July, 2015.

Notary Public

LEIGH ANNE TAYLORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $264,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of July, 2015.

Notary Public

My Commission Expires:_____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018