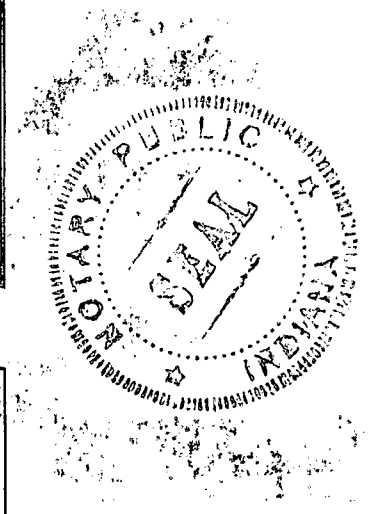
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16026494** Prepared by: mail Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $278,900.00. Maureen A. Kelly Affiant Subscribed and sworn to before me, this 23rd day of February, 2016. Notary Public My Commission Expires: 04/30/2023 #667334



WARRANTY DEED

Address New Owner: Donald M. Matthys and Gale Matthys 6840 Scarlet Ridge Drive Brentwood TN 37027-8820	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0A-072.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maureen A. Kelly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald M. Matthys and wife, Gale Matthys.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of First Revision Final Plat Phase Two Autumn Oaks Subdivision of record in Plat Book 11700, Page (s) 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maureen A. Kelly, unmarried by Warranty deed from Julie A. Myers and husband, Brad T. Myers of record in Instrument No. 20101018-0083399 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 18, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 64 and 65, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or storm Drainage of record in Book 9343, Page 196 and Book 7515, page 298, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160017946 DEEDWARR
Recvd: 03/04/16 10:33 2 pgs
Fees:13.00 Taxes:1031.93
20160304-0020881

Subject to a one-fourth acre reserved for graveyard with right of ingress and egress of record in Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.

Subject to boundary plat of Autumn Oaks of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.

Contract of Easement and furnishing of water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, Page 271, Partial Release of Right of Way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6704, Page 397, Book 6704, page 405, amended in Book 6968, page 30, in the Register's Office for Davidson County, Tennessee.

Easement for the purpose of obtaining water from the spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6840 Scarlet Ridge Drive Brentwood TN 37027-8820

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of February, 2016.

Maureen A. Kelly

Maureen A. Kelly

STATE OF Indiana)
COUNTY OF Allen)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen A. Kelly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2016.

Notary Public
My Commission Expires: 04/30/2023
#667334

NOTARY PUBLIC SEAL INDIANA