Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$245,000.00** Zach Wright
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 29th day of February, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy McWhirter Jones 311 Wiles Court Hermitage, TN 37076	New Owner	075.15-0A-311.00 CO

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, we,

James Mathews, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nancy McWhirter Jones, unmarried

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 all of Lot/Unit No. 311, on the Plan of Phase Four, Stoner's Glen, of record in Instrument No. 20040107-0002851, as corrected by Surveyor's Cerftificate of Correction of record in Instrument No. 20040712-0082694 and amended by Exhibit "A" to the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Stoner's Glen, a Horizontal Property Regime with Private Elements, Annexing Additonal Property as Phase Four, of record in Instrument No. 20040115-0006286, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot/unit.

Being the same property conveyed to James Mathews and wife, Wanda Mathews by Warranty Deed from Samuel E. Skaggs and wife, Karen I. Skaggs, dated March 10, 2011, of record in Instrument Number 20110314-0019782, Register's Office for Davidson County, TN. The said Wanda Mathews has since died on December 16, 2014, leaving property vested in James Mathews as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in amendment to DCCR in Instrument No. 20040115-0006286, prior boundary plat in Instrument No. 20040107-0002851, corrected in Instrument No. 20040712-0082694, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in DCCR of record in Instrument No. 20000526-0052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, and Instrument No. 20040115-0006286, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Instrument No. 20000526-0052724 and Instrument No. 20020116-0006779, said Register's Office.
5) Property is subject to as Stormwater Detention Agreement of record in Instrument No. 20031202-0173057, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **311 Wiles Court, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 hand(s) this 29th day of February, 2016.

James Mathews
James Mathews

BILL GARRETT, Davidson County
Trans:T20160020182 DEEDWARR
Recvd: 03/11/16 12:28 2 pgs
Fees:13.00 Taxes:906.50

20160311-0023495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James Mathews, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076