# WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Samuel Eugene Matteson | F&M Bank | Parcel ID: |
| 4113 Helena Bay Court | 50 FRANKLIN ST. | 09708008700 |
| Hermitage, TN 37076 | CLARKSVILLE, TN 37040 | |

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

**Rhonda Lynn Owen and husband, Dale Willett**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Samuel Eugene Matteson and Alta Carolyn Matteson, husband and wife**
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. 274, on the Plan of Section 10-A, Lake Park, of record in Plat Book 5190, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot Number 274 fronts 82.0 feet on the Southwesterly margin of Helena Bay Court and extends back 218.15 feet on the Northwesterly line and 158.46 feet on the Southeasterly line to a broken line in the rear, measuring 150.83 feet thereon.

Being the same property conveyed to Rhonda Lynn Owen, unmarried, and Avonda R. Owen, unmarried, tenants in common with full right of survivorship, by deed from Zachary Jameson and Krista Jameson, husband and wife, of record in Instrument 20120717-0062840, said Register's Office, dated July 13, 2012. The said Rhonda Lynn Owen having since married and is now known as Rhonda Owen Willett. The said Avonda R. Owen died November 14, 2013.

This conveyance is subject to Restrictions of record in Book 5119, page 961, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5190, Page 54, said Register's Office.

The signature of Dale Willett is signed by his duly appointed Attorney-in-Fact, Rhonda Lynn Owen, pursuant to the Power of Attorney of record in Instrument 20160601-0055201, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 4113 Helena Bay Court, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans: T20160046193 DEEDWARR
Recvd: 06/01/16 15:02 2 pgs
Fees: 13.00 Taxes: 999.00
20160601-0055202

Witness my hand this 25th day of May, 2016.

Rhonda Lynn Owen

Rhonda Lynn Owen

Dale Willett By Rhonda Lynn Owen

Dale Willett
By: Rhonda Lynn Owen, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rhonda Lynn Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Dale Willett as his Attorney in Fact as the free act and deed of the within named Dale Willett.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.