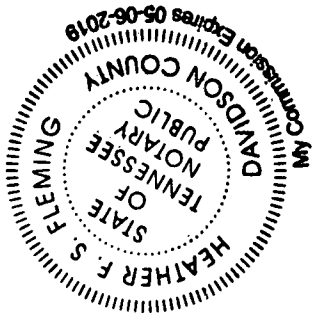
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Arthur Mattson and Doris Mattson	NEW OWNER	087 01 0A 138.00
(NAME)	(NAME)	
3525 GLENFALLS Dr.		
(ADDRESS)	(ADDRESS)	
HERMITAGE TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Nine Thousand And No/100 Dollars ($169,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rachel Hitchcock N/K/A Rachel Henderson and Todd Henderson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Arthur Mattson and Doris Mattson, 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. 65, on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Hitchcock, an unmarried woman by Warranty Deed from Jamie Gardenour, unmarried dated October 30, 2012 and recorded November 5, 2012 as Instrument No. 201211050101528, in said Register's Office for Davidson County, Tennessee.

Rachel Hitchcock having since married and changed her name to Rachel Henderson. Her spouse, Todd Henderson hereby joins in the exectuion of this deed to convey any and all martial rights he may have.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-162745SSO

BILL GARRETT, Davidson County
Trans:T20160048534 DEEDWARR
Recvd: 06/08/16 14:26 2 pgs
Fees:13.00 Taxes:625.30
20160608-0058043

unimproved ☐

This is improved ☒ property, known as 3525 Glenfalls Dr., 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, has 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 our hands this .

Rachel Henderson

Rachel Henderson

Todd Henderson

Todd Henderson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Rachel Henderson and Todd Henderson, wife and husbandthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2019

File Number: GRN-162745SSO