WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/17 09:11 3 pgs
Fees:18.00 Taxes:384.80
20170207-0012771

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAM S. MCKINLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josh C. Peden	Regions Bank d/b/a Regions Mortgage	Map 052 160 097.00
(NAME)	(NAME)	
817 Marlin Pass	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Frankie A. Matthews and Mickey C. Matthews, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Josh C. Peden, 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:

BEING Lot No. 44, on the Plan of Marlin Meadows Subdivision, Section 4, of record in Plat Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Frankie A. Matthews and Mickey C. Matthews by deed from Mondricus L. McKinley and wife, Jessica McKinley of record in Instrument 20130510-0047666, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2133, Page 66, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 817 Marlin Pass, Madison, TN 37115

(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 our hands this 3rd day of February, 2017.

Frankie A. Matthews

Mickey C. Matthews

STATE OF TENNESSEE

COUNTY OF Robertson

On this 3rd day of February, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frankie A. Matthews and Mickey C. Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public,

PAM SMITH-HALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Pam S. Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)