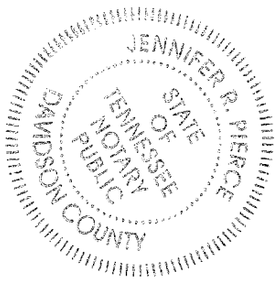
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$146,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Mattingly	First Community Mortgage, Inc.	074-12-0-085.00
3818 Plantation Drive	275 Robert Rose Drive	
Hermitage, TN 37076	Murfreesboro, TN 37129	

Davidson County DEEDWARR
Recvd: 03/14/17 09:20 3 pgs
Fees:18.00 Taxes:540.20
20170314-0024803

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeff Mattingly and Charlotte M. Mattingly, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Mattingly and Katherine Elizabeth Mattingly, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, on the Register's Office for Davidson County, Tennessee.

Said Lot 537 fronts 77.2 feet on the westerly side of Plantation Drive and runs back between lines 150 feet on the southerly side line and 153.49 feet on the northerly side line to a line in the rear measuring 90.3 feet thereon.

Being the same property conveyed to Jeff Mattingly and Charlotte M. Mattingly, husband and wife from Nehemiah Community Reinvestment Fund, Inc., by Corporate Special Warranty Deed on December 6, 2013, of record in Instrument Number 20131213-0126392, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nehemiah Community by Special Warranty Deed dated July 22, 2013 from Bank of America of record in Instrument Number 20131213-0126392, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3222, Page 154, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3818 Plantation Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 6, 2017.

Jeff Mattingly

Charlotte Mattingly

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeff Mattingly and Charlotte M. Mattingly** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 6, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17