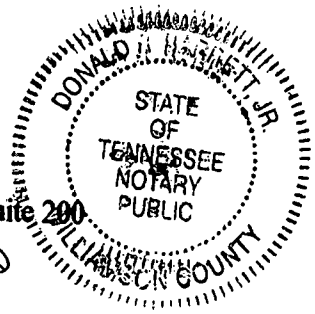
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37722



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/22/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Pridgen	Churchill Mortgage Corporation	161-06-0A-175.00-CO
(NAME)	(NAME)	
1316 Crown Point Place	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170052041 DEEDWARR
Recvd: 06/19/17 11:05 2 pgs
Fees:13.00 Taxes:851.00
20170619-0061156

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Samuel R. Mattson, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Samuel Pridgen, a single man**, hereinafter called the GRANTEE(S), 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 Unit No. 175 on the Plan of Oakhill Townhomes, Phase 3, as shown on Exhibit "A-1" to the Second Supplemental Declaration of Protective Covenants, Conditions Restrictions and Easements for Oak Hill Townhomes, of record as Instrument No. 20080709-0070601, "which Supplements the Declaration of record in Instrument No. 20070614-0071397" in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel R. Mattson, an unmarried man by Warranty Deed from Carol Dukes, an unmarried woman, and David M. Steele, an unmarried man, as joint tenants with rights of survivorship, dated 03/21/2014, recorded 03/25/2014, of record in Instrument No. 20140325-0024481, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 20080605-0058042, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20070614-0071397, Second Supplemental Declaration of record in Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee.
Easement contained in Special Warranty Deed of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20070205-0014422, Instrument No. 20070404-0040188, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20080909-0092190, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1316 Crown Point Place, Nashville, TN 37211
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 this 15 day of June, 2017.

Samuel R. Mattson

Samuel R. Mattson

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 15th day of June, 2017.

Notary Public Donald R. Barrett
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

