Karen Johnson Davidson County
Batch# 419555 DEEDWARR
06/18/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200618-0064758

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ellison C. Fox
3525 Glenfalls Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Bond Mortgage, LLC
318 Seaboard Lane, Ste 310
Franklin, TN 37067

MAP/PARCEL 087-01-0A-138.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arthur Mattson and wife, Doris Mattson, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ellison C. Fox, unmarried, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Chesney Glen, Section Four, R15 Residential P.U.D. of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arthur Mattson and Doris Mattson, husband and wife by Warranty deed from Rachel Hitchcock N/K/A Rachel Henderson and Todd Henderson, wife and husband of record in Instrument No. 20160608-0058043 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on June 08, 2016.

This is improved property known as: **3525 Glenfalls Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of June, 2020.

WITNESS MY HAND on this the 15th day of June, 2020

Arthur Mattson

Doris Mattson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Arthur Mattson and Doris Mattson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 200366

202006180064758

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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