BOOK 10595 PG 794

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

File in Box No. 19 B

01 SEP -4 PM 2:37

20150114

ADDRESS NEW OWNER:
MICHAEL D. SHMERLING & CO.
L.L.C.
1900 Church St., Ste 400
Nashville, TN 37203

MORTGAGEE:
NONE

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 156-01-0-B
Parcel 002CO
FB# 09D-80535

#97-8-44-B

4859 09/04 0101 03CHECK 604.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **George A. Maddux and wife, Linda K. Maddux,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael D. Shmerling & Co., L.L.C.,** 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. 2 on the Plan of Harpeth View Subdivision, a Planned Unit Development, as of record in Book 6900, Page 319, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to George A. Maddux and wife, Linda K. Maddux, by deed from Morris Eshaghpour Contracting Corporation, a Tennessee Corporation, of record in Book 8781, page 107, Register's Office for Davidson County, Tennessee.

This is improved property known as 7804 Harpeth View Drive, Nashville, Tennessee 37221.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7112, page 341, and Book 7242, page 537, By-Laws of Harpeth View Homeowners' Association, Inc., of record in Book 7112, page 350, and in Book 7242, page 546, and Charter of Harpeth View Homeowners' Association, Inc., of record in Book 7306, page 411, all of record in the Register's Office for Davidson County, Tennessee, and Dedication of Public Utility Easement, of record in Book 8436, page 543, Register's Office for Davidson County, Tennessee, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, page 319, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 28th day of August, 1997.

GEORGE A. MADDUX

LINDA K. MADDUX

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE A. MADDUX AND WIFE, LINDA K. MADDUX**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

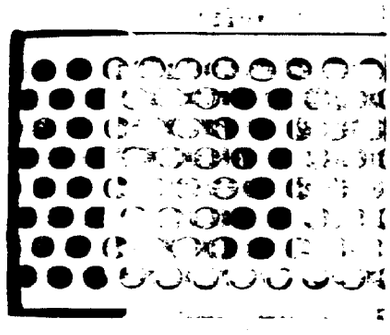
The actual consideration or value, whichever is greater for this transfer is $161,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 7/24/99



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

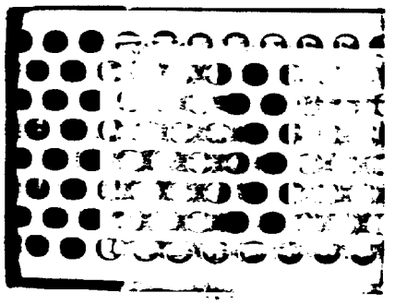
RECEIVED OF _____

FOR _____ BOOK 10595 PG 796

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				161000.00
			CON TX	595.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	604.70
			CHECK	604.70
09/04/97	01		14:41 0001	4859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034504
IDENTIFICATION REFERENCE

07 SEP -4 PM 2:37

REGISTER
DAVIDSON CO. TN.

No. 1194336