WARRANTY DEED

TCB - FRMC - 99 - 2226

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,153.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
155 Franklin Rd., Suite 150, Brentwood, TN 37027

My Commission Expires NOV. 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Joe Madden (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	142
7020 Wild Iris Drive (ADDRESS)	3212 WEST END AVENUE #500 (ADDRESS)	15-E
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (CITY) (STATE) (ZIP)	5

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, French River Development

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Joe Madden and wife, Rebecca Ann Madden

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. 6 on the Plan of Wildflower Place, as of record in Plat Book 9700, Page 444, amended in Book 10638, page 498, 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~~ Part of same property conveyed to French River Development Company by deed from Tex-Mex Partners, LLC of record in Deed Book 11361, page 930, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10395, page 316, and Book 10842, page 1, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

99 AUG 17 AM 9:06
ALL TAXES PAID, REGISTER
DAVIDSON COUNTY, TN.

0625164
IDENTIF. ✦ REFERENCE

6991 08/17 0101 03CHECK 899.57

unimproved ( )
This is improved (X) property, known as 7020 Wild Iris Drive, Nashville, Tennessee 37221
(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 ~~my~~ hand this 15th day of July, 19 99

French River Development Company, LLC
By Chief Manager
French River Development

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named French River Development

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of July, 1999.

Commission expires _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires NOV. 27, 1999

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hunter McDonald, III and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the French River Development Company, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Hunter McDonald, III as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 15th day of July 1999.

My commission expires _____

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11622 PAGE 67

0625164
IDENTIF. # REFERENCE

99 AUG 17 AM 9:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			240153.99
		CON TX	888.57
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	899.57
		CHECK	899.57
08/17/99	01	09:06 0001	6991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507237