WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 09/22/2007

Davidson County DEEDWARR
Recvd: 09/29/04 14:41 2pgs
Fees:13.00 Taxes:321.90
20040929-0117300

THIS INSTRUMENT WAS PREPARED BY
Forefront Title , 9005 Overlook Blvd., Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Maddux Jr.	New owner	108-12/169
(NAME)	(NAME)	
1220 Timber Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Kevin D. Hyer, husband and wife Valeria Hyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Maddux Jr.,and wife Holly Maddux and Tenor Cierpke ,as tenants in common with right of survivorship, 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:

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 110-B Zone Lot Division Lots 110, 111, 112, and 113, on the Plan of East Lake Subdivision, Section Four, as shown on plat of record in Plat Book 6250, page 246, amending Plat Book 5800, page 245, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Kevin D. Hyer and wife, Valeria Hyer in Instrument No. 20010110-0003332, recorded 1/10/01, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1220 Timber Valley Drive, Nashville, TN 37214
(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 our hands this 23rd day of September, 2004.

Kevin D. Hyer

Valeria Hyer

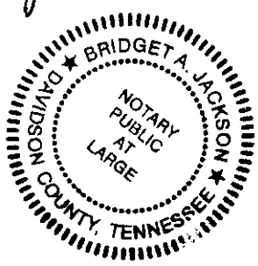
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Kevin D. Hyer, with whom I am acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand official seal this 23rd day of September, 2004.

Bridget A. Jackson
Notary Public

My Commission Expires: My Commission Expires 09/22/2007



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Kevin D. Hyer, with whom I am acquainted and who proved himself to be the attorney in fact of Valeria Hyer and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand official seal this 23rd day of September, 2004.

Bridget A. Jackson
Notary Public

My Commission Expires: My Commission Expires 09/22/2007

