WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil E. Demonbreun	Cecil E. Demonbreun	142-10-119
(NAME)	(NAME)	
7245 Green Meadows Lane	7245 Green Meadows Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/08/04 10:51 2pgs
Fees:13.00 Taxes:603.10

20041008-0121870

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,

Daniel F. Maddux and wife, Ginny Maddux, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cecil E. Demonbreun and wife, Rachel A. Demonbreun, 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(s) 46, as shown on the map entitled Green Meadows, Section Two, of record in Plat Book 5210, page(s) 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel F. Maddux and wife, Jill O'Neal Maddux, by deed of record in Book 9449, page 366, said Register's Office. Property having since been conveyed to Daniel F. Maddux by Jill O'Neal Maddux, by Final Decree of Divorce of record as Instrument No. 20040929-0117092, said Register's Office.

Ginny Maddux, spouse of Daniel F. Maddux, joins in the execution of this Warranty Deed to convey her marital interest in the property by virtue of her marriage to Daniel F. Maddux.

unimproved ☐

This is improved ☒ property, known as 7245 Green Meadows Lane, Nashville, TN 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.

DFMaddux
Daniel F. Maddux

Ginny Maddux
by: DFMaddux, Atty in fact
Ginny Maddux

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel F. Maddux, the within named 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 office, this 4th day of October, 2004.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel F. Maddux, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Ginny Maddux, and acknowledged that he executed the same as the free act and deed of the said Benny Brown.

Witness my hand and official seal at office, this 4th day of October 2004.

Notary Public

My Commission Expires: 3/25/06