REALTY TITLE IS
Box 48A

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 11/29/04 11:16 2pgs
Fees:13.00 Taxes:190.22

20041129-0141337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,410.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2004.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 9-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron L. Maddox	(New Owner)	Map 102-7-A
(NAME) 6680 Charlotte Pike, Unit H-7	(NAME)	Parcel 102 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) ,	
(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, **BARRY L. WALKER AND WIFE, DEBBIE J. WALKER, AND MELVA LYNN JOYNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRON L. MADDOX, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, HIS 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 Unit No. H-7 of West Meade Condominium created under Title 66, Chapter 27, Section 101, et set., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653 and in Book 7333, page 415, Register's Office for Davidson County, Tennessee,, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Plat Book 5200, page 430, said Register's Office for a more complete description of said Unit.

Being the same property conveyed to Barry L. Walker, unmarried, and Melva Lynn Joyner, unmarried, as tenants in common, by deed from Freeman Webb Developers, Inc., of record in Book 10091, page 684, said Register's Office. Barry L. Walker has since married. Debbie J. Walker joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to (a) Easements of record in Book 4520, page 836, Book 8808, page 872, Book 4141, page 743, Book 4265, page 587 and Book 8561, page 99, said Register's Office; (b) Plat of record in Book 5200, page 430, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5923, page 704, Book 6277, page 653 and Book 7333, page 415, said Register's Office.

unimproved ☐

This is improved ☒ property known as 6680 Charlotte Pike, Unit H-7, Nashville, TN 37209

(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 9th day of November, 2004.

Debbie J. Walker

Barry L. Walker

Melva Lynn Joyner

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 Barry L. Walker and Debbie J. Walker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of November, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 11/24/07

Notary Public

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 Melva Lynn Joyner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of November, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN EXP. 11/24/07

Notary Public