Davidson County DEEDWARR
Recvd: 04/05/05 08:12 2 pg
Fees:13.00 Taxes:443.63

20050405-0036668

WARRANTY DEED

B-NAMC-05-216

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Shawna Englert
Affiant

Subscribed and sworn to before me this 31st DAY OF March, 2005.

E Dwayne Lannom
Notary Public

MY COMMISSION EXPIRES: 8/31/05
(AFFIX SEAL)

E DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna Englert	Nationwide Advantage Mortgage	
216 Dockside Court (ADDRESS)	(NAME) 7760 Office Plaza Drive South (ADDRESS)	086-10-0 123.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	West Des Moines, IA 50266 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS E. MADDOX AND WIFE, BETTY M. MADDOX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWNA ENGLERT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE LYING AND BEING LOT NO. 44 ON THE PLAN OF LAKESIDE WOODS ESTATES, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 218-220, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. MADDOX AND WIFE, BETTY M. MADDOX BY QUITCLAIM DEED FROM JAMES D. MADDOX RECORDED DECEMBER 28, 2004 IN INSTRUMENT NO. 20041228-0152810, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JAMES D. MADDOX AND THOMAS E. MADDOX BY WARRANTY DEED RECORDED JULY 16, 1998 IN BOOK 11023, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 216 Dockside Court, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of March, 2005.

Thomas E Maddox
Thomas E. Maddox

Betty M. Maddox
Betty M. Maddox

E DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Maddox and Betty M. Maddox, 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/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2005.

E Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8/21/05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903