Davidson County DEEDWARR
Recvd: 08/02/06 12:50 3 pgs
Fees:18.00 Taxes:573.50
20060802-0094029

(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Deidre N. Russell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2006.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alexander Rabbot and Amalia Rabbot, husband and wife,

5056 English Village Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-10-0-A-110

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George P. Maddox and Elizabeth L. Maddox, F/K/A Elizabeth L. Ross, husband and wife, hereinafter referred to as Grantors, hereby transfers and conveys to Alexander Rabbot and Amalia Rabbot, husband and wife, , hereinafter referred to as 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. 178 on the land of Villages of Brentwood, a Planned Unit Development, Phase Two, of record in Plat Book 6250, Page 169, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George P. Maddox and Elizabeth L. Ross by Warranty Deed from Timothy P. Boyett and wife, Kristal W. Boyett of record in Instrument No. 20030828-0125165, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, Page 169, Register's Office of said County.

Restrictive Covenants of record in Deed Book 11526, Page 579, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5056 English Village Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of July, 2006.

George P. Maddox
George P. Maddox
by Deidre N. Russell atty in fact

Elizabeth L. Maddox
Elizabeth L. Maddox
by Deidre N. Russell atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deirdre Russell, with whom I am personally acquainted, and who proved herself to be the attorney in fact of George P. Maddox and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2006.

My Commission Expires:. 1-20-09

Tonja Barron
, Notary Public.

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deirdre Russell, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Elizabeth L. Maddox, f/k/a Elizabeth L. Ross and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2006.

My Commission Expires:. 1-20-09

Tonja Barron
, Notary Public.

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY