WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,333.00

Janel McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2008.

Mary J Bucker
Notary Public

MY COMMISSION EXPIRES: MAR 1 0 2012
(AFFIX SEAL)

MAXINE J. BUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Byrd	Realty Mortgage Corporation	183-05-0-A-121.00CO
(NAME)	(NAME)	
624 Waywood Circle	7000 Executive Center Dr. Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, I, **Kim Madewell-Jones, married (formerly known as Kim Madewell)**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: **Teresa J. Byrd, an unmarried woman

Land in Davidson County, TN, being Lot No. 383 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Book 9700, pages 437 & 438, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim Madewell, unmarried by Deed from Mark E. Moorman and wife, Erin N. Moorman, of record in Instrument No. 20051031-0131135, dated October 20, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 437 and 438; easements of record in Book 8443, page 75, Book 9771, page 560 and Boo k 10010, page 50; charter of record in Book 9840, page 259; conveyance of common area of record in Instrument No. 20000425-0041127; restrictions of record in Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Instrument No. 20020917-0113276, 20040121-0008040, 20041119-0139281, Book 5047, page 661 and Book 5047, page 656; by-laws of record in Book 9840, page 267; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 624 Waywood Circle, Antioch, TN 37013
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Davidson County DEEDWARR
Recvd: 08/18/08 16:01 2 pgs
Fees:13.00 Taxes:685.73
20080818-0084884

Witness my hand this 15th day of August, 2008.

Kim Madewell-Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kim Madewell-Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she exec uted the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2008.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE