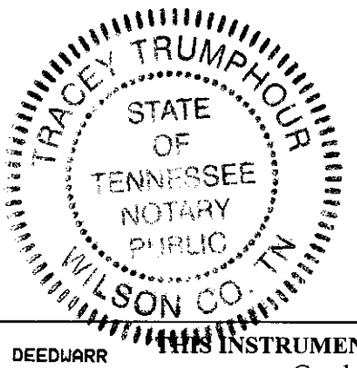
File No. 281000452

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/14/08 11:39 2 pgs
Fees:13.00 Taxes:277.50

20081114-0112692

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Stevenson	Jimmy R. Stevenson	107-09-0-094.00
(NAME)	(NAME)	
208 Rustic Ct.	same	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Euvema L. Maddox, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jimmy R. Stevenson and Donna L. Stevenson, husband and wife**, hereinafter called the grantee(s), We 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 No. 84, Plan of Patricia Heights, Section I, as shown on plat of record in Plat Book 2331, Pages 130 and 131, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to William E. Maddox and wife, Euvema L. Maddox by deed from Sydney E. Hanson and wife, Jeanne S. Hanson of record in Book 3279, Page 68 on 08/30/1961 and filed for record on 11/01/1961, Register's Office for Davidson County. The said William E. Maddox is now deceased leaving Euvema L. Maddox as his sole surviving heir.

Subject to all matters as set forth per Plat Book 2331, Page 130 and 131, Register's Office for DAVIDSON County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 919 Rexdale Drive, Nashville, TN 37217
(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), We 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), We 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 hands this 11th day of November, 2008.

Euvema L. Maddox by Doylebert E. Maddox, Attorney-In-Fact

Doylebert E. Maddox, atty-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Doylebert E. Maddox, 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 Euvema L. Maddox, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20081114-0112691, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Euvema L. Maddox, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 11th day of November, 2008.

My Commission Expires:
11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 281000452

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122