BILL GARRETT, Davidson County
Trans:T20090029742 DEEDWARR
Recvd: 05/05/09 13:32 2 pgs
Fees:13.00 Taxes:314.50
20090505-0041107

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of April, 2009, by and between Russell L Maddox and Alicia N Maddox, husband and wife, party of the first part, and Joan Fleming, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) No. 28A, as shown on the map entitled the Plan of Zone Lot Division of Lot 28, Mullen Valley, Phase II, PUD of record in Plat Book 6900, Page 876, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Russell L Maddox by virtue of Warranty Deed dated April 8, 2009 of record at Instrument No, 200904140033613 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Walter K Ridley byu deed dated June 29, 2000 of record at Instrument No. 20000705-0066594 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6577, Page 20; Book 6577, Page 25; Book 7311, Page 333; Book 8042, Page 601 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell L. Maddox
Russell L Maddox

Alicia N Maddox
Alicia N Maddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell L Maddox and Alicia N Maddox, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2009.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Memorie K. White
Notary Public

My Commission Expires: 9-19-09




Property Owner & Address: Joan Fleming

2134 Mullen Circle, Nashville, TN 37217

Tax Parcel No 149010A02800CO

Property Address: 2134 Mullen Circle
Nashville, TN 37217

MAIL TAX BILLS TO: Joan Fleming

2134 Mullen Circle
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

