BILL GARRETT, Davidson County
Trans:T20100008337 DEEDWARR
Recvd: 02/10/10 12:38 2 pgs
Fees:13.00 Taxes:370.00
20100210-0010466

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2010.

Notary Public
My commission expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

02-1001-46828

Address of New Owner:	Send Tax Bills to:	Tax Information
Marida Millican	Renasant Bank	072-15-0-159.00
1605 Branch Street	2001 Park Place North Ste 650	
Nashville TN 37216	Birmingham, AL 35203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, H. Bruce Maxwell, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marida Millican, a single woman, hereinafter called the Grantees, their successors 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. 35, on the Plan of Porter Road Subdivision of the Shrinkle Land, of record in Book 843, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry Lee Jordan and wife, Florence Lucille Guthrie Jordan by Quitclaim Deed from Ida Warren Hall, dated December 7, 1979, recorded December 10, 1979, of record in Book 5541, Page 721, Register's Office for Davidson County, Tennessee. And further conveyed to Henry Lee Jordan by Quitclaim Deeds of record in the following Instrument Nos.: 20070328-0037178; 20070328-0037203; 20070328-0037217; 20070329-0037412; and 20070405-0040821, Register's Office for Davidson County, Tennessee. The said Henry Lee Jordan having since died testate. The Estate of Henry Lee Jordan, Docket No. 07P-1051, Office of the Davidson County Probate Court Clerk.

Further being the same property conveyed to H. Bruce Maxwell, a married man by deed from The Estate of Henry Lee Jordan, dated May 14, 2008, recorded May 22, 2008, of record in Instrument No. 20080522-0052684, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property is not his primary residence, nor the primary residence of his spouse.

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.

This property is improved property known as 1605 Branch Street, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of February, 2010 .

H. Bruce Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Bruce Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of February, 2010 .

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON