Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Devin L. Maddox
3117 Thistle Down Lane
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
3011 Armory Drive, Suite 120
Nashville, TN 37204

MAP	**173-10**
GROUP	**A**
PARCEL	**11.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan S. Edwards and wife, Sally G. Edwards,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Devin L. Maddox and Cara Y. Maddox., husband and wife,** hereinafter called the GRANTEES, their 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. 11 on the Plan of Final Plat of Phase One, Barnes Bend Estates, of record in Inst. No. 20050802-0090369, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan S. Edwards and wife, Sally G. Edwards by deed dated from The Jones Company of Tennessee, LLC DATED February 17, 2006 of record in Instrument no. 20060307-0026431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **3117 Thistle Down Lane, Antioch, Tennessee 37013.**

BILL GARRETT, Davidson County
Trans:T20110013365 DEEDWARR
Recvd: 03/07/11 08:53 3 pgs
Fees:18.00 Taxes:760.35
20110307-0017751

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 17th day of **February, 2011.**

Jonathan S. Edwards

Sally G. Edwards

STATE OF MISSISSIPPI
COUNTY OF Lowndes

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jonathan S. Edwards and wife, Sally G. Edwards,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of February, 2011.

NOTARY PUBLIC

My Commission Expires:

March 24, 2013

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 62191 DEANA O. HONEYCUTT Commission Expires March 24, 2013 LOWNDES COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $205,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2011.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/8/2012

