Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0197T

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$178,750.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 day of July, 2011.

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110047776 DEEDWARR
Recvd: 08/04/11 15:25 2 pgs
Fees:13.00 Taxes:661.38
20110804-0060137

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Jamie Bunch	**Churchill Mortgage**	**51-15-0-035.00**
1509 Oakland Acres Drive	**761 Old Hickory Blvd. Ste 400**	
Madison, TN 37115	**Brentwood, TN 37027**	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carl R. Maddux, Executor of the Estate of Louise L. Maddux

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie Bunch, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 30 on the Revised Plan of Oakland Acres, Section Eleven, Revision of Lots 30, 31 & 32, as shown on plan of record filed in Book 4060, Page 118, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Louise L. Maddux, by Quitclaim Deed dated July 21, 1987 from James Edward Maddux and filed of record in Book 7304, Page 152, Register's Office for Davidson County, Tennessee. The said Louise L. Maddux having died March 17, 2010. Pursuant to Last Will and Testament of Louise L. Maddux, Probate No. 10P-661 of the Seventh Circuit Court for the twentieth Judicial District for the State of Tennessee at Nashville, Davidson County, Tennessee, said property devised to Estate of Louise L. Maddux.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property taxes for the year 2011 and every year thereafter; Restrictions of record in Book 3928, Page 103; any and all matters on plan of record in Plat Book 4060, Page 118; subject to any and all matters on plan of record in Plat Book 3700, Page 26; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1509 Oakland Acres Drive Madison, TN 37115**

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29 day of July, 2011.

Estate of Louise L. Maddux

Carl R. Maddux

By: Carl R. Maddux
Its: Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Carl L. Maddux** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Executor** of **Estate of Louise L. Maddux** the within named bargainor, an **Estate**, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as **Executor**.

Witness my hand and official seal at office this 29 day of July 2011.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this _____ day of _____, 20_____.

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration: