WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Maddox	same address as	086-14-O-B
(NAME)	(NAME)	(MAP)
3556 Greenwood Drive	new owner	112.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Kylee M. Spencer and spouse William C. Spencer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chad Maddox and Brittany Maddox, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 62, on the Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, page 225 as revised in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kylee M. Spencer and husband, William C. Spencer, by deed from Richard Ames and wife, Candy Ames, of record in Instrument No. 20041222-0152176, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3556 Greenwood Drive, Hermitage, Tennessee 37076

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 we do covenant with the said GRANTEES 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 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.

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20110047898 DEEDWARR
Recvd: 08/05/11 10:45 2 pgs
Fees: 13.00 Taxes: 555.00

20110805-0060391

Witness my/our hand(s) this 28th day of July, 2011.

Kylee M. Spencer by her attorney in fact

Kylee M. Spencer
By: William C. Spencer, Attorney-in-Fact

William C. Spencer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William C. Spencer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of July, 2011.

Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, William C. Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Kylee M. Spencer, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Kylee M. Spencer, the bargainor, by the said, William C. Spencer, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, TN on this the 28th day of June, 2011.

Notary Public

My Commission Expires: 9/23/13