BILL GARRETT, Davidson County
Trans:T20110058669 DEEDWARR
Recvd: 09/21/11 12:12 2 pgs
Fees:13.00 Taxes:718.91
20110921-0073135

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of September, 2011 by and between **Bertha E. Haddock**, hereinafter referred to as GRANTOR, and **David Brent Maddox and Alyssa Hope Maddox, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for said County.

Said Lot No. 62 fronts 85.0 feet on the southerly side of Marchant Drive and runs back 195 feet on the northwesterly line and 215.5 feet on the southeasterly line to a line in the rear which measures 64.9 feet.

This conveyance is subject to the following:

All matters appearing on the plan of Crievewood Subdivision, of record in Book 2331, Page 99, Register's Office for said County.

Being the same property conveyed to Ralph D. Haddock and wife, Bertha E. haddock by Warranty Deed from Robert W. Dunson and wife, Jean M. Dunson, dated October 20, 1978, recorded October 23, 1978, of record in Book 5353, page 795, Register's Office for Davidson County, Tennessee.

Ralph D. Haddock is deceased and property vested in Bertha E. Haddock as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: 5005 Marchant Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Bertha E. Haddock
Bertha E. Haddock

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Bertha E. Haddock, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of September, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
David Brent Maddox and Alyssa Hope Maddox
5005 Marchant Drive
Nashville, TN 37211

Send Tax Statements to:
F&M Bank
1639 Medical Center Pkwy, Ste 101
Murfreesboro, TN 37129

Map & Parcel 147.09-0-032.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $194,300.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of September, 2011.

Carol A. Clawson
Notary Public

My Commission Expires: 3-17-14

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

~~RETURN TO:~~

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-206