FileBox8

This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20110063384 DEEDWARR
Recvd: 10/11/11 13:29 3 pgs
Fees:18.00 Taxes:1794.50
20111011-0078994

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sallie F. Maddin, Widowed,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **David Dempsey and Wife, Douglas D. Dempsey** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of Postwood of record in 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JOHN K. MADDIN JR. AND WIFE, SALLIE F. MADDIN by Deed from JOHN K. MADDIN, JR., dated 05/05/2009 and filed for record on 05/05/2009 in Instrument 200905050041072, Register's Office for DAVIDSON County, Tennessee.

The said John K. Maddin, Jr. has since died.

Map & Parcel: 103150A03500CO

This property is known as: **135 Postwood Place, Nashville, TN 37205**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 4th day of October, 2011.

Sallie F. Maddin

Sallie F. Maddin, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~John R. Maddin, Jr. and~~ Sallie F. Maddin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of October, 2011.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 31, 2015

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
David and Douglas Dempsey	Pinnacle National Bank
135 Postwood Pl.	150 Third Ave. South Suite 900
Nashville, TN 37205	Nashville, TN 37201

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$485,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of October, 2011.

Affiant

Debbie Mann
Type or Print Name

(Seal)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

My commission expires:

Christy W. Ivey
Type or Print Name

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015