BILL GARRETT, Davidson County
Trans:T20110065224 DEEDWARR
Recvd: 10/19/11 08:34 2 pgs
Fees:13.00 Taxes:410.70
20111019-0081155

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 05-14-2013
(AFFIX SEAL)

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

R-CP-11-127

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Maddox	F&M Bank	
127 Westfield Drive (ADDRESS)	2081 Wilma Rudolph Blvd (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Clarksville TN 37040 (CITY) (STATE) (ZIP)	128-13-A-127.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VIRGINIA H. SAWDEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MADDOX, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 127 ON THE PLAN OF WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), OF RECORD IN BOOK 6250, PAGE 590, AND THE FIRST REVISION THEREOF IN BOOK 6250, PAGE 748, AS FURTHER SHOWN AND DESCRIBED IN AN AMENDED DOCUMENT OF RECORD IN BOOK 6831, PAGE 982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN AND RECORD THEREOF ARE INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO F. CLARK SAWDEY AND VIRGINIA H. SAWDEY, HUSBAND AND WIFE BY WARRANTY DEED FROM GLENDA S. VOSS, AS TRUSTEE OF THE FERRELL LIVING TRUST, RECORDED ON THE 22ND DAY OF JANUARY, 1999 IN DEED BOOK 11308, PAGE 171, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID F. CLARK SAWDEY, HAVING SINCE DIED LEAVING VIRGINIA H. SAWDEY THE SURVIVING TENANT BY THE ENTIRETY.

SUSAN WEISS NAISER EXECUTES THIS INSTRUMENT ON BEHALF OF VIRGINIA H. SAWDY E, BY DURABLE POWER OF ATTORNEY RECORDED ON 7/27/2010 IN INSTRUMENT NUMBER 20100727-0058689, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 6250, PAGE(S) 590, REVISED IN PLAT BOOK 6250, PAGE 748; BOOK 6551, PAGE 988; BOOK 6746, PAGE 677; BOOK 6678, PAGE 771, AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6736, PAGE 110, BOOK 6831, PAGE 982, BOOK 6801, PAGE 962 AND BOOK 7271, PAGE 256; BOOK 4851, PAGE 918 AND BOOK 6551, PAGE 981 AND BOOK 7803, PAGE 694, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 127 Westfield Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 13th day of October, 2011.

Virginia H. Sawdey by Susan Weiss Naiser,
Attorney in Fact Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of October, 2011, before me personally appeared Susan Weiss Naiser to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Virginia H. Sawdey and who acknowledged he/she/they executed the same as the free act and deed of the said Virginia H. Sawdey.

Witness my hand and official seal, this the 13th day of October, 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903