THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20110077060 DEEDWARR
Recvd: 12/06/11 13:45 2 pgs
Fees:13.00 Taxes:1850.00
20111206-0095119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 130 09 0 025.00

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of December, 2011.

My Commission Expires: 9/3/2012

Notary Public

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

ADDRESS NEW OWNER(S) AS FOLLOWS:

Austin L. Madison
134 Alton Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:

Pinnacle National Bank
150 3rd Ave So Ste 900
Nashville TN 37201

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CHRIS SCHICKLING AND WHITNEY SCHICKLING, husband and wife** (hereinafter and collectively, the "Grantors"), have bargained and sold, and do by these presents transfer and convey, unto **AUSTIN L. MADISON AND STACEY F. MADISON, husband and wife** (hereinafter and collectively, "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "C" on the Second Revised Plan of Highlands of Belle Meade, No. 2 as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris Schickling and Whitney Schickling, husband and wife by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee of J.P. Morgan Alternative Loan Trust 2001-A1 by Attorney in Fact Chase Home Finance, LLC by John Lamarca, Vice President of record as Instrument No. 20091204-0111195, in the Register's Office for Davidson County, Tennessee, dated November 4, 2009.

BEING improved property known as 134 Alton Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2012 and subsequent years. Tax Parcel No. 130 09 0 025.00.

2. All matters shown on the Plan of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this the 5th day of December, 2011.

CHRIS SCHICKLING,
By Whitney Schickling, his attorney-in-fact

WHITNEY SCHICKLING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **WHITNEY SCHICKLING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Chris Schickling and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Chris Schickling, the grantor, by the said Whitney Schickling, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 5th day of December, 2011.

Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **WHITNEY SCHICKLING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 5th day of December, 2011.

Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012