WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $161,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF DECEMBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04276 MADDOX CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard Casey Maddox and Rebecca L. Maddox	same	141060C05800CO
3936 Bridgeview Lane		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANDREA K. DAVIS, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD CASEY MADDOX , AND WIFE, REBECCA L. MADDOX

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 3936 Bridgeview Lane, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 14th day of December, 2011.

Andrea K. Davis

Andrea K. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20110080546 DEEDWARR
Recvd: 12/20/11 13:38 2 pgs
Fees:13.00 Taxes:597.55
20111220-0099362

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANDREA K. DAVIS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 2011.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

11-04276 MADDOX CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 14, PLAN OF RIVERBRIDGE COMMUNITY, PHASE 1B, as shown on plat of record in Instrument No. 20030709-0094605, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrea K. Davis, an unmarried woman by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, recorded on the 1st day of March, 2004 in Instrument No. 20040301-0022658, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, PHASE 1B, as recorded in Instrument No. 20030709-0094605, 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(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030205-0016044, amended at Instrument Nos. 20030303-0027396 and 20030806-0111893, 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(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Riverbridge Homeowners Association recorded at Instrument No. 20030218-0020998.

g. Easement for Public Utilities, recorded in Book 7601, Page 415.

h. Easement for Stormwater Detention Agreement, recorded in Instrument No. 20021217-0155374.

i. Easement recorded in Book 1298, Page 244.

j. Deed of Conveyance for Open Space recorded at Instrument Nos. 20030303-0027395, 20030303-0027398 and 20030806-0111892.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.