39B

BILL GARRETT, Davidson County
Trans:T20120025732 DEEDWARR
Recvd: 04/09/12 14:47 2 pgs
Fees:13.00 Taxes:1139.60
20120409-0030197

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of APRIL, 2012

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANE CROWDER 1607 SHELBY AVENUE NASHVILLE, TN 37206	F & M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027	083-13-0-489.00

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

LINDSEY EVANS ALLMON MADDOX AND HUSBAND, ZACHERY J. MADDOX AND JOHN B. EVANS

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

SUZANNE FIELD AND DANE CROWDER, WIFE AND HUSBAND

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

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Edgefield Land Company's 1st Subdivision, as shown on plat of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

SAID Lot No. 112 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Lindsey Evans Allmon, unmarried and John B. Evans, married, as joint tenants with right of survivorship, by Warranty Deed from Sara M. Wilhelm, unmarried and Daniel Zumwalt, unmarried, dated 3/14/08 and recorded 3/24/08 in Instrument Number 20080324-0029033, Register's Office for Davidson County, Tennessee. The said Lindsey Evans Allmon and Lindsey Evans Allmon Maddox are one the the same person.
The undersigned Zachery J. Maddox spouse of Lindsey Evans Allmon Maddox joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to his homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1607 SHELBY AVENUE, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 3rd day of APRIL, 2012.

LINDSEY EVANS ALLMON MADDOX

ZACHERY J. MADDOX

JOHN B. EVANS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDSEY EVANS ALLMON MADDOX AND HUSBAND, ZACHERY J. MADDOX AND JOHN B. EVANS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of APRIL, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014