Grein Bragg

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER 2012, 2012.

Notary Public

MY COMMISSION EXPIRES: 06/21/2016

(AFFIX SEAL)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

BILL GARRETT, Davidson County
Trans:T20120094130 DEEDWARR
Recvd: 12/10/12 11:00 2 pgs
Fees:13.00 Taxes:2220.00

20121210-0113434

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Tanquilut	PrimeLending, A PlainsCapital Co	Map 104-14-G
(NAME) 45 Green View	(NAME) 18111 Preston Road, Suite 800	Parcel 95 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **FRANKLIN W. MADDUX AND WIFE, DUGAN W. MADDUX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN TANQUILUT AND ELIZABETH TANQUILUT, HUSBAND AND WIFE**, 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. 137 on the Plan of Revision to Lots 137 and 138, Whitworth Phase 01/A/Greenview,of record in Plat Book 8250, page 38, as amended in Book 9327, page 869, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Franklin W. Maddux and wife, Dugan W. Maddux, by deed from Sondra B. Cruickshanks, married of record in Instrument No. 20060119-0007174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 8250, page 38, said Register's Office; (c) restrictive covenants of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45, Book 9778, page 27, Instrument No. 20100615-0046543 and Instrument No. 20020812-0097386, said Register's Office; and (d) easement of record in Book 3505, page 338, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 45 Green View, Nashville, Tennessee 37205

(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 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 7th day of December, 2012.

Franklin W. Maddux by

Kevin D. Montgomery, Attorney in fact

Franklin W. Maddux
By: Kevin D. Montgomery, Attorney in Fact

Dugan W. Maddux by

Kevin D. Montgomery, Attorney in fact

Dugan W. Maddux
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of December, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Franklin W. Maddux and Dugan W. Maddux and acknowledged that he executed the same as the free act and deed of Franklin W. Maddux and Dugan W. Maddux.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2012.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider

Notary Public