File Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2012.

Notary Public
My commission expires:

05-1211-65853

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Curtis W. Vaden 2107 Hartland Rd Franklin TN 37069	F+M Bank 2081 Wilma Rudolph Blvd. Clarksville TN 37040	043-09-0-345.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert D. Harvey, a married man, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Curtis W. Vaden and, wife, Angela Vaden, hereinafter called the Grantees, their successors 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. 2, on the Plan of Madison Park Meadows, of record in Book 4660, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Harvey and wife, Mary Paulette Harvey by deed from Ronald Buchanan, Trustee, dated June 12, 1975, recorded June 16, 1975, of record in Book 4922, Page 702, Register's Office for Davidson County, Tennessee. Being further conveyed to Robert D. Harvey by quit-claim deed from Mary Paulette Harvey dated December 10, 2012, and recorded 12-11-12, of record in Book *, Page _____, Register's Office for Davidson County, Tennessee.

*20121211011 4235

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 512 & 514 Dupont Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120094778 DEEDWARR
Recvd: 12/11/12 14:45 2 pgs
Fees:13.00 Taxes:318.20

20121211-0114236

WITNESS my hand this 10th day of December, 2012.

Robert D. Harvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert D. Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of December, 2012.

State of Tennessee at Large

My Commission expires: 7/8/2014

