File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130021435 DEEDWARR
Recvd: 03/15/13 13:47 2 pgs
Fees:13.00 Taxes:222.00
20130315-0026081

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Alra Maddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF MARCH, 2013.

DAWN B. WADDELL
Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alra P. Maddox	Alra P. Maddox	09113027300
(NAME)	(NAME)	
404 Eastboro Drive, #A	404 Eastboro Drive #A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Dean Hibbs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alra P. Maddox**, 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:

Being part of Lot No. 2 on the plan of E T Brown's Subdivision of an 18 acre tract on Charlotte Pike, of record in Book 332, pages 116 and Book 332, page 126, Register's Office for Davidson County, Tennessee, described as follows;

Beginning on the easterly margin of Cowan Avenue at the southwest corner of the property conveyed to Claudis S. Sexton by Deed form W. W. Cantress, Jr., and wife, of record in Book 1676, page 77, said Register's Office; thence with Sexton's southerly line eastwardly 150 feet; thence southwardly 50 feet; thence westwardly 150 feet to the easterly margin of Cowen Avenue; thence with said Avenue northwardly 50 feet t the beginning.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York by Substitute Trustee's Deed from Recontrust Company, N.A., Substitute Trustee, of record in Instr. No. 20110615-0045735, Register's Office for Davidson County, Tennessee. Further conveyed to Dean Hibbs by Quitclaim Deed from The Bank of New York Mellon FKA The Bank of New York of record in Instr. No. 20130227-0019402, said Register's Office.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 332, pages 116 and Book 332, page 126, said Register's Office; Subject to the rights and claims of parties in possession. Any and all easement and/or restrictions.

This property is being sold where is, as is.

unimproved ☐

This is improved ☒ property, known as 404 Eastboro Drive #A, Nashville, TN 37209

(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 my hand this 8th day of March, 2013.

Dean Hibbs

STATE OF TENNESSEE

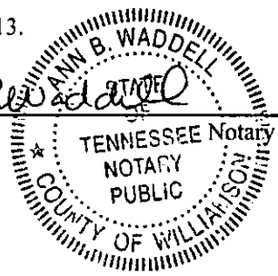
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Dean Hibbs, with whom I am acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of March, 2013.

Commission expires: October 5, 2015

Ann B. Waddell



Notary Public