This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $89,900.00.

Jessica B Maynard
Affiant

Subscribed and sworn before me this the 28th day of March, 2013.

Notary Public
My commission expires: 9/9/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica B Maynard	PrimeLending, A PlainsCapital Co.	52-7-43
930 Neely's Bend Road	18111 Preston Rd. Suite 900	
Madison, TN 37115	Dallas, TX 75252	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BOBBIE SUE OGLESBY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA B MAYNARD, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Map of Section II, Part I, Madison Heights, as of record in Book 2083, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property Bobbie Sue Oglesby, unmarried by Warranty Deed from T. Edwards Douglass and wife, Cheryl Renee Douglass of record in Instrument No. 20050524-0058691; dated May 19, 2005; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAT $ (120% OF THE SHORT SALE PRICE) UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

THIS IS IMPROVED PROPERTY KNOWN AS 930 Neelys Bend Rd, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of March, 2013.

Bobbie Sue Oglesby
Bobbie Sue Oglesby

BILL GARRETT, Davidson County
Trans:T20130026556 DEEDWARR
Recvd: 04/02/13 12:44 2 pgs
Fees:13.00 Taxes:332.63
20130402-0032374

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobbie Sue Oglesby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2013.

My commission expires:

1/15/17

Notary Public

