File No. 20130000

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030165 DEEDWARR
Recvd: 04/12/13 12:15 2 pgs
Fees:13.00 Taxes:425.50
20130412-0036490

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

X Chas J. Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay M. Franklin	Franklin American Mortgage Co.	096-12-0-031.00
(NAME) 3247 Cloverwood Drive	(NAME) 501 Corporate Centre Dr. Suite 400	
(ADDRESS) Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Walter Maddux, as Personal Representative for the Estate of Thomas L. Maddux, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lindsay M. Franklin and Chas J. Butler, both unmarried*, 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. 32 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for said County.

SAID lot fronts 105 feet on the south side of Cloverwood Drive and extends back 128.5 feet on the west line and 90.5 feet on the east line, to a dead line in the rear on which it measures 85.6 feet.

BEING the same property conveyed to Thomas L. Maddux and wife, Lorene B. Maddux by Warranty Deed from Hickory Bend Construction Co., Inc. dated 1/9/63 and recorded 1/16/63 in Book 3501, Page 453, Register's Office for Davidson County, Tennessee. Lorene B. Maddux died 04/11/96 leaving Thomas L. Maddux as surviving tenant by the entirety. Thomas L. Maddux died intestate on 11/11/98. Walter Maddux was appointed Personal Representative for the Estate of Thomas L. Maddux and is authorized to sell the real estate and execute deeds of conveyances by order of the Probate Court for Davidson County, Tennessee. See Docket No. 13P188 Clerk & Master's Office for said court.

Subject to Restrictive Covenants of record in Book 3341, Page 265; amended in Book 3346, Page 636; and all existing easements and all other matters shown on plat of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3247 Cloverwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*tenants in common with full right of survivorship

File No. 20130000

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 10th day of April, 2013.

Estate of Thomas L. Maddux

By: _____

Walter Maddux, Personal Representative

PERSONAL REPRESENTATIVE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Maddux, as Personal Representative for the Estate of Thomas L. Maddux the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2013.

Commission expires: _____

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County