WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030924 DEEDWARR
Recvd: 04/16/13 09:55 2 pgs
Fees:13.00 Taxes:482.85
20130416-0037560

R-VRES-13-2916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Mills	Same as New Owner	
14015 Valley Vista Drive (ADDRESS)	(NAME) (ADDRESS)	
Huntsville, AL 35803 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	072-11-0-059.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEFFEN ERIK WADE AND HANNAH R. WADE, HUSBAND AND WIFE AND SHAWN MADDOX, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD E. MILLS AND KIM S. MILLS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 46 ON THE PLAN OF GLENMEADE SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEFFEN ERIK WADE AND WIFE, HANNAH R. WADE, AS TO 2/3 UNDIVIDED INTEREST; AND SHAWN MADDOX, MARRIED, AS TO 1/3 UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM MICHAEL SPOONER AND WIFE, JANA SPOONER OF RECORD AT INSTRUMENT NO. 20110829-0066551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 23, 2011 AND RECORDED ON AUGUST 29, 2011.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL SPOONER AND WIFE, JANA SPOONER BY DEED FROM TAMARA JACOBS OF RECORD AT INSTRUMENT NO. 20070906-0107174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, RECORDED ON SEPTEMBER 6, 2007.

THE SAID HANNAH R. WADE SIGNS AS ATTORNEY-IN-FACT FOR SHAWN MADDOX AS EVIDENCED BY POWER OF ATTORNEY OF RECORD IN INST. NO. 20110829-006652, SAID REGISTER'S OFFICE. THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF SHAWN MADDOX.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 974, PAGE 32; INSTRUMENT NUMBER 20080207-0012746, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2916 Murray Cir, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of April, 2013.

Steffen Erik Wade

Hannah R. Wade

Shawn Maddox by Hannah Wade as Attorney-if fact.
Shawn Maddox by Hannah R. Wade as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEFFEN ERIK WADE AND HANNAH R. WADE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of April, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared HANNAH R. WADE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAWN MADDOX and who acknowledged he/she/they executed the same as the free act and deed of the said SHAWN MADDOX.

Witness my hand and official seal, this the 12 day of April, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903