WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046970 DEEDWARR
Recvd: 06/05/13 12:30 2 pgs
Fees:13.00 Taxes:721.13

20130605-0057135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY 2013.

Notary Public

MY COMMISSION EXPIRES: 3/3/14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertie L. Magee	F:M Bank	183-0500-A-120.00 CO
(NAME)	(NAME)	
620 Waywood Circle	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(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, **GARY R. MAXWELL AND MELISSA M. MAXWELL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERTIE L. MAGEE, 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. 382 on the plan of Revision One, Phase Two, Section Four, October Woods, of record in Plat Book 7900, page 909 and amended in Book 9700, pages 437 & 438, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GARY R. MAXWELL AND GARY A. MAXWELL, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed of record in Book 11677, page 482, said Register's Office. Gary A. Maxwell having since conveyed his interest to Gary R. Maxwell by Quitclaim Deed of record as Instrument No. 20040521-0059789, dated May 13, 2004, said Register's Office.

This is:		620 Waywood Circle		Antioch, TN 37013		
Improved	property, known as	(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 our hands this 31st day of May, 2013.

Gary R. Maxwell

Gary R. Maxwell

Melissa M. Maxwell

Melissa M. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gary R. Maxwell and wife, Melissa M. Maxwell, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of May 2013.

Notary Public

My Commission Expires:

JOHN E. [illegible] JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014