THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd., Ste A203** **Nashville, TN 37215** **CRT File No. 13040029**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,066,500.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2013. Notary Public My Commission Expires: 12/11/16

MICHELLE S. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

BILL GARRETT, Davidson County
Trans:T20130049209 DEEDWARR
Recvd: 06/12/13 10:39 2 pgs
Fees:13.00 Taxes:3942.35

20130612-0059735

WARRANTY DEED

Address New Owner: John Austin Maddox and Mary A. M. Maddox 1900 Blair Blvd Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Lynn Quigley and Joseph Lawrence Harrington, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Austin Maddox and Mary A. M. Maddox, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 25, REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as shown on plat of record in Plat Book 332, Page 117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa Lynn Quigley and Joseph Lawrence Harrington, wife and husband by Warranty Deed from Ashley Wiltshire, Jr., and wife, Susan F. Wiltshire, as tenants in common without right of survivorship, recorded on the 7th day of May, 2008 in Instrument No. 20080507-0047222, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1900 Blair Blvd Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2013.

Lisa Lynn Quigley

Joseph Lawrence Harrington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Lynn Quigley and Joseph Lawrence Harrington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2013.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027