This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Anna Beth Ferrell & Richard Ferrell, Jr.
5325 Roxborough Pass
Hermitage, TN 37076

SEND TAX BILL TO:
Peoples Home Equity, Inc.
5205 Maryland Way, S-100
Brentwood, TN 37027
MAP/PARCEL: 09802004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeffrey W. Maddison, married,** has this day bargained and sold, and does hereby transfer and convey unto **Anna Beth Ferrell and husband, Richard Ferrell, Jr.** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Roxborough East, Phase II-A of record in Plat Book 7900, Page 390, 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 Jeffrey W. Maddison by Quitclaim Deed from Marjorie Maddision of record at Instrument No. 20100216-0011726, Register's Office for Davidson County, Tennessee, dated February 10, 2010 and recorded on February 16, 2010.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: 5325 Roxborough Pass, Hermitage, TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 390, and restrictions in Book

BILL GARRETT, Davidson County
Trans:T20130066921 DEEDWARR
Recvd: 08/05/13 12:38 2 pgs
Fees:13.00 Taxes:643.43
20130805-0081671

8727, page 739, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of July, 2013.

Jeffrey W. Maddison

STATE OF Florida.
COUNTY OF Marion

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffrey W. Maddison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of July, 2013.

SANDRA L. TURNER
MY COMMISSION # EE 012651
EXPIRES: August 7, 2014
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: 8.07.2014

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $173,900.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 5/5/15

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.