WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130067344 DEEDWARR
Recvd: 08/06/13 11:39 2 pgs
Fees: 13.00 Taxes: 485.81
20130806-0082238

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maygan Chase	Franklin American Mortgage Company	061-15-0-018.00
(NAME)	(NAME)	
3912 Burrus Street	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, I/WE, **Shelly Madison, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maygan Chase, an unmarried woman**, 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 described as follows, to-wit::

Land in Davidson County, Tennessee, BEING the northerly half of Lot No. 61, on the Plan of the Subdivision of Maplewood Home Tract, as shown on plat of record in Book 421, page 174 , Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Shelly Madison, a single person by Warranty Deed from Brian G. Garrett, a single person and filed of record on 08/04/2006 in Instrument Number 20060804-0095746, said Register's Office for Davidson, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3912 Burrus Street, Nashville, TN 37216

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, has 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 **1st** day of **August, 2013**

Shelly Madison by Ben Wilson, Attorney in Fact

Shelly Madison by Ben Wilson, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Shelly Madison, and who acknowledged that he executed the same as the free act and deed of the said Shelly Madison, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book _____, page _____~~; said Register's Office.
INSTRUMENT 20130806-0082237

Witness my hand and official seal, this **1st** day of **August, 2013**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY