BILL GARRETT, Davidson County
Trans:T20130080891 DEEDQC
Recvd: 09/18/13 12:25 3 pgs
Fees:17.00 Taxes:0.00
20130918-0098375

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: **Map#: 00900023000**

Property Address: 7916 Ridgewood Road, Goodlettsville, Tennessee 37072

New Owner: **Kathleen J. Orr-Maddox**
Address: **7916 Ridgewood Road**
Goodlettsville, Tennessee 37072

Send Tax Bill To:
Bank of America
9000 Southside Blvd., Bldg. 700
File Receipt Dept.
Jacksonville, FL 32256

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Terry Wayne Maddox**, a married person, for and in consideration of Ten and no/100s ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto my wife, **Kathleen J. Orr-Maddox**, a married person, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Situated in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 according to an unrecorded survey for The Bobby Milliken Property by Jack L. Head, RLS Tennessee No. 670, 2127 Memorial Boulevard, Springfield, Tennessee, dated May 16, 1997, as follows:

Beginning at an iron pin (old) in the north margin of Ridgewood Road, said pin being the most southeast corner of property of Sharon Z. Faircloth, as appears in Deed Book 9060, page 811, Register's Office for Davidson County, Tennessee and continuing as follows with said margin of Ridgewood Road S 73 deg. 03 min. 10 Sec. E 50.00 feet to an iron pin (new) at the most southwest corner of and the true BEGINNING POINT of this tract and continuing as follows: leaving the margin of Ridgewood Road and with a new line to Milliken N 21 deg. 58 min. 18 sec. E 1259.27 feet to an iron pin (new), thence continuing with a new line to Milliken S 73 deg. 03 min. 10 sec. E 138.60 feet to an iron pin (new), thence continuing with a new line to Milliken 18 deg. 30 min 39 sec. W 1254.91 feet to an iron pin (new) in the north margin of Ridgewood Road, thence with the said margin N 73 deg. 03 min. 10 sec. W 214.64 feet to the point of beginning.

Being the same property conveyed to Kathleen J. Orr-Maddox, married, by Warranty Deed dated February 8, 2007 from Kathi H. Burns, single, and Bridget Greathouse who joined in the conveyance for the purpose of transferring any interest she may have in the property by Instrument 20070209-0017323, recorded in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. 67-5-1001, et seq. (Map 9 Parcel 71.00) Greenbelt Application of record in Book 9044, Page 518, Register's Office for Davidson County, Tennessee; and
3. Restrictive covenants contained in instrument of record in Book 11679, Page 247, said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand this 30th day of August, 2013.

Terry Wayne Maddox

Terry Wayne Maddox

This property is also known as improved property located at 7916 Ridgewood Road, Goodlettsville, TN 37072.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry Wayne Maddox**, 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 executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of August, 2013.

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

07/06/2015
My Commission Expires

My Commission Expires 07-06-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Terry Wayne Maddox

Terry Wayne Maddox

Sworn to and subscribed before me this 30th day of August, 2013.

NOTARY PUBLIC

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 07-06-2015

07/06/2015
My Commission Expires