# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130105702 DEEDWARR
Recvd: 12/19/13 10:49 2 pgs
Fees: 13.00 Taxes: 192.40
20131219-0128185

STATE OF TEXAS
COUNTY OF DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Camille L. Madeley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2013.

BETTY JEWELL NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 12-27-2016

Betty Jewell
Notary Public

MY COMMISSION EXPIRES: 12-27-2016
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua C. Wilson | New Owner | 04415005600 |
| (NAME) | (NAME) | |
| 709 Cleves Street | 2607 Lakeland Drive | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Nashville, TN 37214 | |
| (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, **Camille L. Madeley, a single person, and Marion McLain Madeley, a single widow,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua C. Wilson**, 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:

Being Lot No. 43 on the plan of Village of Old Hickory, Section A, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Camille L. Madeley and Mary L. Massey, as tenants in common with rights of survivorship, by deed from Emma M. Hill and husband, Robert W. Hill dated 9/23/97, of record in Book 10623, page 295, Register's Office for Davidson County, Tennessee. Marry L. Massey Quitclaimed her interest to Camille L. Madeley of record in Instr. No 20040323-0032578, and further conveyed to Camille L. Madeley, unmarried and Marion McLain Madeley, married, as joint tenants with rights of survivorship, of record in Instr. No. 20040323-0032579, said Register's Office.

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantees; all matters on the plan of record in Book 1424, page 68, said Register's Office. Subject to the rights and claims of parties in possession.
Subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 709 Cleves Street, Old Hickory, TN 37138
(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 16 day of December, 2013.

Camille L. Madeley

Marion McLain Madeley, by Robert N. Madeley Attorney-in-Fact

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Camille L. Madeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16th day of December, 2013.

Betty Jewell
Notary Public

My Commission Expires: 12-27-2016

BETTY JEWELL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 12-27-2016

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Robert N. Madeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Attorney-in-fact for Marion McLain Madeley, the bargainor, and he as such Attorney-in-fact being authorized to execute the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16th day of December, 2013.

Betty Jewell
Notary Public

My Commission Expires: 12-27-2016

BETTY JEWELL
NOTARY PUBLIC
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