MAIL TO
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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BILL GARRETT, Davidson County
Trans:T20140053882 DEEDWARR
Recvd: 07/25/14 11:38 2 pgs
Fees:13.00 Taxes:712.25
20140725-0066266

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to before me, this 10th day of July 2014

Notary Public
My commission expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Woodston Maddox 7828 Heaton Way Nashville TN 37211	Franklin American Mort. 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	173-090A-188.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Rhonda Paxton, a married woman nka Rhonda P. Inman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Woodston Maddox, an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 134 on the Plan of Phase "B", Lenox Village as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rhonda Paxton by Warranty Deed from Ralph A. Brigham and Lori J. Brigham of record in Instrument No. 20051107-0134848 and dated November 3, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032825 and amended in Instrument No. 20021226-0158459 and in any allied instruments(s) referred to in said restrictions. 3) Ingress/Egress Easement as set forth in instrument recorded in Instrument No. 20010103-0000902 4) Easement for Sanitary Sewer as set forth in instrument recorded in Instrument No. 20011129-0130322 5) Stormwater Detention Agreement to Metropolitan Government of Nashville as set forth in instrument recorded in Book 7361 Page 230 and Instrument No. 20020408-0042676 6) Access Easement to Lord's Chapel Church as set forth in instrument recorded in Instrument No. 20010103-0000902 7) Sanitary Sewer and Storm Drainage Easement as set forth in instrument recorded in Book 7985 Page 449 8) Charter of Lenox Village Town Center Association, Inc of record in Instrument No. 20031026-0153550

This property is improved property known as 7828 Heaton Way, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with

Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 16th day of July, 2014.

Rhonda Paxton
Rhonda Paxton nka Rhonda P. Inmon

Tracy Inmon
Tracy Lafayette Inmon, who joins in this conveyance for the sole purpose of waiving any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rhonda P. Inmon and Tracy Lafayete Inmon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 2014.

Notary Public

My Commission expires: 2/22/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08313