BILL GARRETT, Davidson County
Trans:T20140063355 DEEDWARR
Recvd: 08/27/14 08:26 2 pgs
Fees:13.00 Taxes:980.50
20140827-0077933

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071347**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2014. Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martha A. Brown and Kenneth M. Hurvitz 937 Russell Street #203 Nashville TN 37206	USAA FEDERAL SAVINGS BANK 10750 MCDERMOTT FWY SAN ANTONIO, TX 78288	Tax Parcel ID No. 082160B20300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Maddux, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha A. Brown and Kenneth M. Hurvitz, Wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. 203 of Russell Street Commons II, Lot No. 2 of Aeby Subdivision III, a Condominium, a Horizontal Property Regime, located on Russell Street, Nashville, TN, as shown on the plat of Russell Street Commons, II, Lot 2 of Aeby Subdivision III, Condominium apartments, recorded in Plat Book 6900, Page 89, as amended in Book 7049, Page 201, said Register's Office, and described in a Master Deed recorded in Book 6928, Page 645, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Russell Street Commons II, Lot No. 2 of Aeby Subdivision III, Condominium Apartments contained in the Master Deed recorded in Book 6928, Page 645, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James L. Maddux, unmarried by Warranty Deed from Frederick Mark Acker, unmarried, recorded on the 8th day of June, 2004 in Instrument No. 20040608-0067921, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUSSELL STREET COMMONS II, as recorded in Plat Book 6900, Page(s) 89, Surveyors Certificate of Correction recorded in Book 7049, Page 201.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RUSSELL STREET COMMONS I Condominium of record in Book 6928, Page 645 and RUSSELL STREET COMMONS II recorded in Book 7049, Page 202 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 937 Russell Street #203 Nashville TN 37206.

Anna Maddux joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2014.

James L. Maddux

Anna MAddux

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Maddux and Anna Maddux, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014