~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140065859 DEEDWARR
Recvd: 09/04/14 13:08 2 pgs
Fees:13.00 Taxes:398.77
20140904-0081017

WARRANTY DEED

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,777.00.

Rachelle Caudell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

NOTARY PUBLIC

My commission expires: 4/17/16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Du 705 Anderson Lane Madison, TN 37115	Bank of America Doc Processing TX2-979-01-19 4500 Amon Carter Blvd. Ft. Worth, TX 76155	043-06-0-156.00 043-06-0-018.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seven Thousand Seven Hundred Seventy Seven and 00/100 Dollars ($107,777.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY E. TOWNSEND AND WIFE, CATHLEEN D. TOWNSEND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW T. DU, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract I:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Farview (erroneously referenced in prior deed as "Fairview) Subdivision, Section 2, of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed dated June 8, 2011, from Harry Wayne Hancock, an unmarried man, to Timothy E. Townsend and wife, Cathleen D. Townsend, of record in Instrument No. 20110608-0043928, Register's Office for Davidson County, Tennessee.

This is improved property known as 705 Anderson Lane, Madison, TN 37115, and further identified on Davidson County, Tennessee Property Assessor's records as Tax ID Number: 043060156.00

Tract II:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southern part of Parcel B on the Plan of Farview (erroneously referenced in prior deed as "Fairview") Subdivision, Section 2, of record in

Book 3600, Page 6, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the Northerly right-of-way of Anderson Lane; thence North 86 deg. 56' West 46.0 feet to a monument; thence in a Northerly direction along the Easterly boundary line of Lot 1, 102.7 feet to a concrete monument; thence continuing along the Easterly boundary line of Lot 1, 70.2 feet to a monument; thence in an Easterly direction, a continuation of the common boundary line between Lots 1 and 3 to a point in the Easterly boundary line of Parcel B; thence running in a Southerly direction along said boundary to the point of beginning.

Being the same property conveyed by Quitclaim Deed dated June 8, 2011, from Harry Wayne Hancock, an unmarried man, to Timothy E. Townsend and wife, Cathleen D. Townsend, of record in Instrument No. 20110608-0043929, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Consolidation Deed from Timothy E. Townsend and wife, Cathleen D. Townsend to Timothy E. Townsend and wife, Cathleen D. Townsend as recorded on the 19th day of August, 2013 in Instrument No. 20130819-0087022; Quitclaim Deed from Harry Wayne Hancock, an unmarried man to Timothy E. Townsend and wife, Cathleen D. Townsend as recorded on the 8th day of June, 2011 in Instrument No. 20110608-0043928; Quitclaim Deed from Harry Wayne Hancock, an unmarried man to Timothy E. Townsend and wife, Cathleen D. Townsend as recorded on the 8th day of June, 2011 in Instrument No. 20110608-0043929; Warranty Deed from Paragon Builders, Inc. to James H. Hancock and wife, Lois A. Hancock as recorded on the 3rd day of September, 1965 in Deed Book 3930, Page 980; Warranty Deed from Homer E. Chance and wife, Margaret I. Chance to James H. Hancock and wife, Louis C. Hancock as recorded on the 8th day of September, 1970 in Deed Book 4443, Page 899 and Affidavit of Heirship as recorded on the 16th day of May, 2011 in Instrument No. 20110516-0037486, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28 day of August, 2014.

Timothy E. Townsend
TIMOTHY E. TOWNSEND

Cath D Townsend
CATHLEEN D. TOWNSEND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Timothy E. Townsend and Cathleen D. Townsend, 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 seal, this the 28 day of August, 2014.

Leslie Garside
Notary Public
My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY