WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Kimberly I. Bass
Affiant

Subscribed and sworn to before me, this 30th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20140073799 DEEDWARR
Recvd: 10/01/14 11:09 2 pgs
Fees:13.00 Taxes:777.00
20141001-0090539

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly I. Bass	Bank of America N.A.	171-02A
(NAME)	(NAME)	(MAP)
5911 Stone Brook Drive	1 Mortgagae Way	055.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert F. Madden, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kimberly I. Bass, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 55 on the Plan of Phase 2, Brentwood Villa, of record in Plat Book 6900, Page 4, amended in Book 6900, page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert F. Madden by Quitclaim Deed from Diane L. Madden, of record in Book 11627, Page 405, Register's Office for Davidson County, Tennessee, dated July 28, 1999 and recorded on August 19, 1999.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5911 Stone Brook Drive, Brentwood, Tennessee 37027.

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.

SANDY J. MADDEN, WIFE OF ROBERT F. MADDEN, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 26 day of September, 2014.

Robert F. Madden

Sandy J. Madden

STATE OF PA
COUNTY OF Crawford

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert F. Madden and Sandy J. Madden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Titusville, PA (City, State) on this the 26 day of September, 2014.

Notary Public

My Commission Expires: 9-24-17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly Keener, Notary Public
Vernon Twp., Crawford County
My Commission Expires Sept. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES