WARRANTY DEED

ET-14-3402

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/26/16

(AFFIX SEAL)

ANNE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Maddox	Guaranty Trust Company	
7916 Ridgewood Rd.	(NAME) 316 Robert Rose Drive	17602007700
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES STEVEN RAY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY W. MADDOX, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 220, SECTION 19, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. to James Steven Ray, unmarried as recorded on the 16th day of August, 2012 in Instrument No. 20120816-0073366; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to The Secretary of Housing and Urban Development as recorded on the 8th day of June, 2012 in Instrument No. 20120608-0050079 and Warranty Deed from Eddie W. Pirtle and wife, Sherry M. Pirtle to Cliffie A. Davidson, a single woman as recorded on the 5th day of March, 2001 in Instrument No. 20010305-0020137, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5309 Flagstone Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 30th day of September, 2014.

James Steven Ray

BILL GARRETT, Davidson County
Trans:T20140077600 DEEDWARR
Recvd: 10/15/14 09:48 2 pgs
Fees:13.00 Taxes:451.40

20141015-0095121

STATE OF Tennessee

COUNTY OF Wilson

On this the 30th day of September, 2014, before me personally appeared James Steven Ray, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

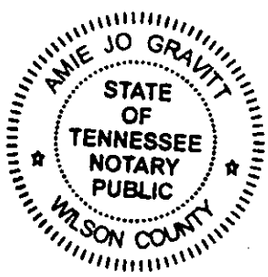
Witness my hand and official seal, this the 30th day of September, 2014.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520