BILL GARRETT, Davidson County
Trans:T20150018321 DEEDWARR
Recvd: 03/13/15 09:29 2 pgs
Fees:13.00 Taxes:1091.50
20150313-0021603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 295,000.00

Affiant

Subscribed and sworn to before me this 10th day of March, 2015.

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 3, 2016

My commission expires: 5/3/2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOE ANN HOPKINS	**CASH CLOSING** / New Owner	**186040A20100CO**
713 MEADOWCROFT LANE	same	
NOLENSVILLE, TN 37135	same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

REBEKAH RUTH MADDOX, MARRIED AND HER HUSBAND, BILL MADDOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOE ANN HOPKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 237 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument No. 20090902-0082756 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO REBEKAH RUTH MADDOX, MARRIED, BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 12/17/2009 AND RECORDED ON 12/17/2009 IN INSTRUMENT NUMBER 20091217-0115026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20100209-0010236, SAID REGISTER'S OFFICE. BILL MADDOX HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 713 MEADOWCROFT LANE, NOLENSVILLE, TN 37135.

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 in 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.

Witness my/our hand(s) this 10th day of March, 2015.

REBEKAH RUTH MADDOX

BILL MADDOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, REBEKAH RUTH MADDOX AND BILL MADDOX , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2015.

Notary Public

My Commission Expires: 02.11.16

