This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sarah Alexandra Maddox et al
1122 Thorncrest Road
Nashville, Tennessee 37211

MORTGAGEE:
None

BILL GARRETT, Davidson County
Trans:T20150034002 DEEDWARR
Recvd: 05/04/15 14:16 2 pgs
Fees:13.00 Taxes:717.80
20150504-0040239

SEND TAX BILL TO:
Owner

Map/Parcel:
161-06-A-02CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CC Bishop Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sarah Alexandra Maddox, unmarried and Curtis L. Maddox, married, as joint tenants with right of survivorship and not as tenants in common,** hereinafter called the GRANTEES, their heirs and assigns, 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 **Unit No. 20** on the **Plan of Oakhill Townhomes, Phase 1,** as shown as Exhibit A-1 to the Declarations of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument #20070614-0071397, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Calvin Bishop and wife, Cathy Bishop by Warranty Deed dated March 27, 2008, from Centex Homes, a Nevada general partnership, of record in Instrument #20080402-0032990, Register's Office for Davidson County, Tennessee. The said Calvin Bishop and Cathy Bishop, husband and wife, later conveyed their interest in the above property to CC Bishop Investments, LLC by Quitclaim Deed dated December 30, 2014, of record in Instrument #20150128-0008124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **1122 Thorncrest Road, Nashville, Tennessee 37211.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its heirs, successors 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 OUR HANDS, this the 29th day of **April, 2015.**

CC Bishop Investments, LLC

By: _____
Calvin Bishop, Member

By: _____
Cathy Bishop, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Calvin Bishop and Cathy Bishop**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Members of **CC Bishop Investments, LLC**, the within named bargainor, a limited liability company, and they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as such Members.

WITNESS my hand and official seal, this 29th day of April, 2015.

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $194,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: Nov 5, 2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #15-012