WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043113 DEEDWARR
Recvd: 06/02/15 14:57 2 pgs
Fees:13.00 Taxes:1331.63
20150602-0051321

R-VRES-15-816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Allen and Jennifer McMurtry	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
816 Banbury Way	**9311 San Pedro Ave., Ste. 100**	**172-09-0A-141.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**San Antonio, TX 78216**	
(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, I/we **MICHAEL L. MADDEN AND MARY K. MCNABB MADDEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOEL ALLEN, UNMARRIED, AND JENNIFER MCMURTRY, UNMARRIED; AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 No. 139 on the Plan of Final Plat of Section Four, Banbury Crossing (A Planned Unit Development) of record in Plat at Instrument No. 20000114-0004987, Instrument No. 200001140004988 and Instrument No. 200001140004989, 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 Michael L. Madden and Mary K. McNabb Madden, husband and wife by Warranty deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Instrument No. 20010629-0069128 Register's Office for Davidson County, Tennessee, dated June 28, 2001 and recorded on June 29, 2001.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat at Instrument No. 20000114-0004987, Instrument No. 20000114-0004988 and Instrument No. 20000114-0004989, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10369, Page 48, Supplemented in Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, Instrument No. 20041006-0120756 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20020510-0070239, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10591, Page 185, Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2438, Page 460, Book 4148, Pages 75, 196, 199, 240, 247, 254, 261, 264 and 292, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1174, Page 153, Book 2428, Page 392 and Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10219, Page 524, Book 11213, Page 82 and Instrument No. 20000111-0004044, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Detention Agreement of record in Book 10219, Page 518 and Book 10633, Page 330, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2930, Page 71 and Book 3673, Page 551, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **816 Banbury Way, 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 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 the 27th DAY OF MAY, 2015.

Michael L. Madden

Mary K. McNabb Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. MADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY K. MCNABB MADDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212