# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $226,000.00

Nancy Ewalt
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JUNE, 2015.

Priscilla C. Urbanek
NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7575 MCCARVER JV

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Anne Booth McCarver and John R. McCarver | ~~same~~ Triumph Mortgage | 141060C05800CO |
| 3936 Bridgeview Lane | 1125 Schilling Blvd E | |
| Nashville, TN 37221 | Collierville TN 38017 | |

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

**RICHARD CASEY MADDOX AND REBECCA L. MADDOX, HUSBAND AND WIFE**

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

**ANNE BOOTH MCCARVER AND JOHN R. MCCARVER, WIFE AND HUSBAND**

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

SEE EXHIBIT "A"

This is improved property known as 3936 Bridgeview Lane, Nashville, TN 37221

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/or 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/or 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 hand on the 29th day of June, 2015.

Richard Casey Maddox

Rebecca L. Maddox

BILL GARRETT, Davidson County
Trans: T20150053095 DEEDWARR
Recvd: 07/01/15 12:58 2 pgs
Fees: 13.00 Taxes: 836.20
20150701-0063718

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD CASEY MADDOX AND REBECCA L. MADDOX, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, ~~Tennessee~~, this 29th day of June, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 14, PLAN OF RIVERBRIDGE COMMUNITY, PHASE 1B, as shown on plat of record in Instrument No. 20030709-0094605, 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 to Richard Casey Maddox, and wife, Rebecca L. Maddox by Warranty Deed from Andrea K. Davis, an unmarried woman, recorded on the 20th day of December, 2011 in Instrument No. 20111220-0099362, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, PHASE 1B, as recorded in Instrument No. 20030709-0094605, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030205-0016044, amended at Instrument Nos. 20030303-0027396 and 20030806-0111893, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Riverbridge Homeowners Association recorded at Instrument No. 20030218-0020998.

g. Easement for Public Utilities, recorded in Book 7601, Page 415.

h. Easement for Stormwater Detention Agreement, recorded in Instrument No. 20021217-0155374.

i. Easement recorded in Book 1298, Page 244.

j. Deed of Conveyance for Open Space recorded at Instrument Nos. 20030303-0027395, 20030303-0027398 and 20030806-0111892.