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WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 249,900.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 31st DAY OF July2015

Notary Public

MY COMMISSION EXPIRES: _____
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrod A Miller and Tiffany E Guess	Primary Residential Mtg	165-58.00
3932 Pinhook Road	1480 N. 2200 West	
Antioch, TN 37013	Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150073553 DEEDWARR
Recvd: 08/31/15 09:07 2 pgs
Fees:13.00 Taxes:924.63
20150831-0087754

FOR AND 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 ACKNOWLEDGED,WE, ***James E Maddox and wife Jennifer R Maddox***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Jarrod A Miller and Tiffany E Guess*** husband and wife
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:

For reference only this is Property being known as 3932 Pinhook Road Antioch TN 37013 and being described as follows:

Land in the 32"d Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, (formerly the 2"d Civil District of Davidson County, Tennessee), and being two adjacent parcels of land fronting together 210.0 feet on the north margin of Pin Hook Road and described according to a survey by George W. Watkins dated July 9, 1959, and further described, according to a survey by John Kohl dated October 16, 1968, and being more particularly described as one tract or parcel of land as follows:

Beginning at a point in the north margin or right of way of Pin Hook Road, said point being North 8 degrees 45 minutes East 25.0 feet from a point described in Book 5719, Page 573, Register's Office for Davidson County,' Tennessee, as a railroad spike in the centerline of Pin Hook Road, said railroad spike being the southeast corner of a six acre tract conveyed to Joe Charles Love and wife, Lillie Mai Love, of record in Book 2808, Page 491, Register's Office for Davidson County, Tennessee; thence leaving the right of way of Pin Hook Road and running with said Love's east boundary line, North 8 degrees 45 minutes East 185.0 feet to an iron pin at a corner of the property conveyed to Claud Wilson Richeson and wife, Hattie Elizabeth Richeson, of record in Book 1248, Page 188, R.O.D.C., Tennessee; thence with Richeson's south boundary line, South 81 degrees 30 minutes East 210.0 feet to an iron pin at an interior corner of said Richeson; thence with said Richeson's west boundary line, South 8 degrees 45 minutes West 185.0 feet to a point in the north margin of Pin Hook Road, said point being located North 8 degrees 45 minutes East 25.0 feet from a railroad spike in the center line of Pin Hook Road, said spike being the southeast corner of the property conveyed to Carl H. Binkley and wife, Linda J. Binkley, described in Book 4841, Page 350, R.O.D.C, Tennessee; thence with said north margin of Pin Hook Road North 81 degrees 30 minutes West 210.0 feet to the point of beginning and containing 0.891 acres, or 38.845 square feet, more or less.

Being the same property conveyed to James E. Maddox and wife, Jennifer R. Maddox by Warranty Deed from Carl H. Binkley, and wife Linda J. Binkley dated 6/20/2004 and recorded 6/21/2004 filed of record at Instrument No. 200406210073077 in said Register's Office.

This is: Unimproved ( )
Improved (x) Property, known as **3932 Pinhook Road, Antioch, TN 37013**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 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 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 31st July, 2015.

James E. Maddox

Jennifer R. Maddox

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E Maddox and wife Jennifer R Maddox** the bargainor(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 and official seal this 31st day of July, 2015.

Commission Expires: 2/6/17

Notary Public

M. TODD CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public