THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150084223 DEEDWARR
Recvd: 10/02/15 14:40 2 pgs
Fees:13.00 Taxes:1147.00

20151002-0100675

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Robert A. Maddelein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 08-20-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Maddelein	Interlinc Mortgage Services, LLC	MAP
3780 Bear Hollow Rd	10613 West Sam Houston Pkwy, N. Ste 200	PARCEL 021-00-0-325.00
Joelton, TN 37080-8907	Houston TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Matthew Miller and wife, Christabel Lorene Miller**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Maddelein, a single man**

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, described as follows:

Beginning at a point in the center of Bear Hollow Road, and with Lonnie Baxter's East line (DB 636, PG 65), North 2° 44' 57" East 1312.10 feet to a 36" Black Oak in Cora Shull Cooper's South line (DB 4482 PG 198). Thence, through Cooper's Southeast corner, thence with Lonnie Baxter's South line, South 87° 29' 40" East 869.8 feet to an iron pin (new) (DB 636 PG 65). This point is a common corner with William Presley (DB 7595 PG 481). Thence, with Presley's West line, a total of nine calls; South 3° 50' 04" East 291.70 feet, South 16° 55' 58" West 151.50 feet, South 47° 24' 26" West 147.00 feet, South 72° 16' 48" West 75.4 feet, South 44° 15' 50" West 87.6 feet, South 57° 24' 46" West 73.5 feet, South 43° 31' 36" West 76.0 feet, South 28° 53' 16" West 283.4 feet and South 13° 23' 58" West 143.0 feet to a point in the center of Bear Hollow Road. Thence, With the centerline, on an arc with a Delta of 40° 12' 02", a radius of 149.10 feet, a chord of 102.50 feet and a chord bearing of South 81° 57' 18" West. Thence continuing on the centerline, South 64° 54' 59" West 97.3 feet. Thence, on an arc with a Delta of 15° 48' 24", a radius of 811.90 feet, an arc of 224.0 feet, a chord of 223.30 feet and a chord bearing of South 59° 21' 35" West to the point of beginning, containing 18.11 acres more or less according to a survey by John Franklin RLS 1700, dated November 18, 1995.

Being the same property conveyed to Matthew Miller and wife, Christabel Lorene Miller by Warranty deed from Thomas M. Murphy, married of record in Instrument No. 20111220-0099219 Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on December 20, 2011. (Value of consideration shown in aforementioned deed $270,000.00.)

Being also known as 3780 Bear Hollow Rd Joelton, TN 370808907.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3780 Bear Hollow Rd, Joelton, TN 37080-8907.**

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 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 hand(s) this the 29th day of September, 2015.

Matthew Miller

Christabel Lorene Miller by Matthew Miller her Attorney-in-Fact

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 **Matthew Miller** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Matthew Miller**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Christabel Lorene Miller,** and who acknowledged that she executed the same as the free act and deed of **Chistabel Lorene Miller.**

Witness my hand and official seal this the 29th day of September, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE