BILL GARRETT, Davidson County
Trans:T20150086209 DEEDWARR
Recvd: 10/09/15 10:30 2 pgs
Fees:13.00 Taxes:1470.75

20151009-0103076

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $397,500.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2015.

Notary Public
My commission expires: 3 8 16

Address of New Owner:	Send Tax Bills to:	Tax Information
Frederick J. Lewis 336 Red Feather Ln Brentwood, TN 370274771	New Owner	172-05-0A-037.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick D. Maddux and wife, Tara S. Maddux,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Frederick J. Lewis and Laura Adler Lewis, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat First Revision - Phase Three, Oakmont Subdivision of record in Plat Book 9700, Page 881, revised at Instrument No. 20071030-0127754, 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 Patrick D. Maddux and wife, Tara S. Maddux by Warranty deed from Continental Development and Construction, Inc. of record in Instrument No. 20010704-0071406 Register's Office for Davidson County, Tennessee, dated June 27, 2001 and recorded on July 04, 2001.

This property is improved property known as **336 Red Feather Ln, Brentwood, TN, 370274771**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 9700, Page 881, as revised as Instrument No. 20071030-0127754; (3) PUD Boundary Plat of record in Book 7900, Page 479; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8850, Page 631, as amended in Book 9453, Page 119, Book 11484, Page 619 and Instrument No. 20050616-0069202, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (5) By-Laws of record in Book 8850, Page 656; (6) Charter for HOA of record in Book 8868, Page 942; (7) Quitclaim Deed of common areas to HOA of record in Instrument Number 20041208-0146211; (8) Easement Agreement of record in Book 8671, Page 98, Book 8940, page 223 and Book 3637, page 551; (9) Driveway Easement of record in Instrument Number 20000225-0018352 amended in Instrument No. 20000427-0041844; (10) Driveway Easement of record in Instrument Number 20011228-0144104; (11) Restriction of record in Book 4519, Page (s) 841 and 845; (12) Walking Trail Easement of record in Instrument Number 20081210-0119225, in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of October, 2015.

Patrick D. Maddux

Tara S. Maddux

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 **Patrick D. Maddux and Tara S. Maddux** 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 this the 8th day of October, 2015.

Notary Public

My Commission expires: 3.8.14

FILE NO: 2015093901

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.