(2)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150092546 DEEDWARR
Recvd: 10/30/15 10:57 2 pgs
Fees:13.00 Taxes:832.50
20151030-0110540

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James E. Rector 7533 Old Harding Pike Nashville, TN 37221	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	142140-17900

THIS INDENTURE, made this 28th day of October, 2015 between

Danny L. Maugans and Nicole R. Leonardi-Maugans, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantors**, and

James E. Rector, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 696 on the Plan of Section 3, Harpeth Woods, of record in Book 5200, Page 270, Register's Office for said County.

Being the same property conveyed to Danny L. Maugans, Nicole R. Leonardi-Maugans, husband and wife, by Quitclaim Deed dated 10/21/10 from Nicole R. Leonardi-Maugans who acquired title as Nicole R. Leonardi, single person of record in Instrument No. 20101217-0100494 and by Deed dated 8/6/08 from Julian E. Baxter and wife, Mitzi E. Bishop of record in Instrument No. 20080806-0081024, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 7533 Old Harding Pike, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Danny L Maugans by Nicole R Leonardi Maugans his attorney in fact
Danny L. Maugans

Nicole R Leonardi Maugans
Nicole R. Leonardi-Maugans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Danny L. Maugans and Nicole R. Leonardi-Maugans, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of October, 2015.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $225,000.00.

Nicole R Leonardi Maugans
Affiant

Sworn to and subscribed before me, this 28th day of October, 2015.

Melissa Heavener
Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019