BILL GARRETT, Davidson County
Trans:T20150093581 DEEDWARR
Recvd: 11/03/15 10:44 2 pgs
Fees:13.00 Taxes:702.63
20151103-0111813

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156743

WARRANTY DEED

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2015.

NOTARY PUBLIC

My commission expires: 8-18-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ala Marashi and Sara Marashi 3556 Greenwood Drive Hermitage, TN 37076	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	086 14 OB 112.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHAD MADDOX AND BRITTANY MADDOX**, hereinafter called the Grantor **ALA MARASHI AND WIFE, ARA E. MARASHI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, tn being Lot No. 62 on the Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pagee 225, as revised in Plat book 6900, Pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being that same property conveyed to Chad Maddox and Brittany Maddox, husband and wife, by deed from William C. Spencer, dated July 28, 2011 and recorded at Instrument #20110805-0060391, said Register's Office.

The address of the herein described property is believed to be 3556 Greenwood Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of October, 2015.

CHAD MADDOX

BRITTANY MADDOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chad Maddox and Brittany Maddox, 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 seal, this the 29th day of October, 2015.

Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066