Davidson County DEEDWARR
Recvd: 06/30/16 14:06 3 pgs
Fees:18.00 Taxes:832.50

20160630-0067069

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public
My commission expires:

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

06-1605-76425

Address of New Owner:	Send Tax Bills to:	Tax Information:
George Philip Maddox	Pinnacle Bank	075-09-0-177.00
1005 Olivia Ct.	PO Box 331678	
Mt. Juliet, TN 37122	Murfreesboro, TN 37133	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia R. Bryant, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **George Philip Maddox and wife, Elizabeth Maddox**, hereinafter called the Grantees, their successors 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, being Lot No. 1129, on the Plan of Section Nine, Hermitage Hills, of record in Book 3600, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia R. Bryant, married by deed from Eddie J. Spicer and wife, Betty J. Spicer, dated June 30, 1988, recorded July 8, 1988, of record in Book 7594, Page 105, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia R. Bryant by Quitclaim Deed from Eugene Tafel, dated June 30, 1988, recorded July 8, 1988, of record in Book 7610, Page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 231 Bonnafield Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of June, 2016.

Patricia R. Bryant

Patricia R. Bryant

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patricia R. Bryant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of June, 2016.

Jackie Malone

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020



True Copy Certification

Gail Hudson

I, ~~Christi M. Johnston~~, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Malone
Notary's Signature

My Commission Expires: 04-03-2020

{Notary' Seal}

JACKIE MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY