WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18

(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-C21-16-0923-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Braden Development, LLC	Braden Development, LLC	
(NAME)	(NAME)	**092-04-0-267.00**
1302 B Montgomery Avenue	1302 B Montgomery Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN MADDIX, MARIE MADDIX, PATRICIA G. WILLIAMS, ANNETTE FLEMINGS, AND STANLEY L. MADDIX, JR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 25 in Johnson Bransford's Subdivision of Three Parts of Lot 158 of John McNairy's Mansion House Tract, of record in Plat Book 161, Page 146, in the Register's Office for Davidson County, Tennessee, said part of said lot fronts 45 feet on the west side of Cumberland Street, now Eleventh Avenue, North, and extends back westerly between parallel lines 138 feet, more or less, to an alley in the rear.

Being the same property conveyed to Minerva Maddix by deed from John Maddix of record in Book 675, page 658, Register's Office for Davidson County, Tennessee, dated August 14, 1925 and recorded on September 28, 1925. The said Minerva Maddix having since died March 12, 1969, and bequeathed said property to John Maddix and Stanley Maddix by Last Will and Testament of record in the Davidson County Chancery Court, Probate Division. The said Stanley Maddix having since died May 1, 1988, leaving Marie Maddix, Stanley L. Maddix, Jr., Annette Flemings, and Patricia G. Williams as his heirs of law as evidenced by Affidavit of Heirship being recorded simultaneously herein in Instrument Number 20170112-0003606.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 146, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **923 11th Avenue North, Nashville, Tennessee 37208-3109**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20170003200 DEEDWARR
Recvd: 01/12/17 11:17 2 pgs
Fees:13.00 Taxes:407.00
20170112-0003607

Witness my/our hand(s) this the 11th DAY OF JANUARY, 2017.

John Maddix by Marie Maddix, Attorney In Fact

Marie Maddix

Patricia G. Williams

Annette Flemings

Stanley L. Maddix, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie Maddix, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN MADDIX, and who acknowledged she executed the same as the free act and deed of the said JOHN MADDIX.

Witness my hand and official seal, this the 11th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIE MADDIX, PATRICIA G. WILLIAMS, ANNETTE FLEMINGS, STANLEY L. MADDIX, JR., the within named bargainor, 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, this the 11th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212