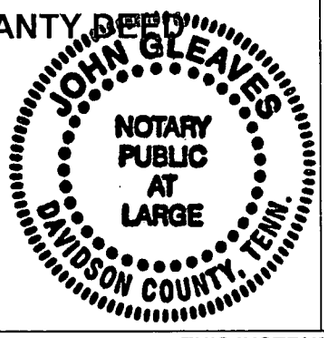
WARRANTY DEED



J-BT-17-4908-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

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)
Herschel Bruce Maxwell	**New Owner**	
(NAME)	(NAME)	**162-04-0-016.00**
2105 Willowmet Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MITCHELL BEGLEY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERSCHEL BRUCE MAXWELL, A MARRIED MAN,** 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:

Being Lot No. 115, on the plan o\'a3 Antioch Park, Section IV, of record in Book 4300, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 115 fronts 70.00 feet on the Southeasterly margin of Shihmen Drive, and extends back a total of 243.5 feet along a broken Northeasterly line and 204.2 feet on the Southwesterly line, to a line in the rear on which it measures 52.92 feet.

Being the same property conveyed to Mitchell Begley, a married person by Warranty deed from Kevin D. Busbey and wife, Lori D. Busbey of record in Book 10402, page 388, Register's Office for Davidson County, Tennessee, dated March 26, 1997 and recorded on April 02, 1997.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 119, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4533, Page 967, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4908 Shihmen Drive , Antioch, Tennessee 37013**.

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:T20170055653 DEEDWARR
Recvd: 06/29/17 10:02 2 pgs
Fees:13.00 Taxes:573.50

20170629-0065424

Witness my/our hand(s) this the 27th DAY OF JUNE, 2017.

Mitchell Begley

Mary Prokes Begley

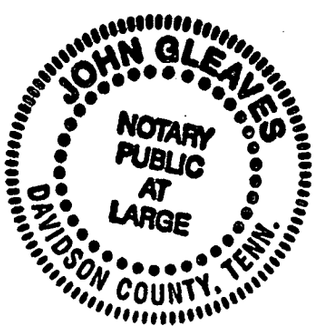
**The said Mary Prokes Begley executes this instrument to convey any marital interest she may have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL BEGLEY AND MARY PROKES BEGLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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