Davidson County DEEDWARR
Recvd: 08/29/17 14:22 4 pgs
Fees:23.00 Taxes:1755.65
20170829-0088750

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33764-06-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $474,500.00. Grace Margaret Bard Madden Affiant Subscribed and sworn to before me this 29th day of August, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger D. Madden Grace Margaret Bard Madden 111 Dodge Drive Nashville, TN 37210	Roger D. Madden Grace Margaret Bard Madden 111 Dodge Drive Nashville, TN 37210	Map and Parcel No.: 119 07 0 164 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mark Neal, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Roger D. Madden and wife Grace Margaret Bard Madden (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Dodge Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor further represents and warrants that the subject property has never been his marital residence, nor is it subject to any marital interest.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of August, 2017.

Mark Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, on the Two Lot Subdivision of Parcel 002 of Map 119.07, 730 Old Glenrose Avenue, of record in Instrument No. 20051229-0156431, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark Neal by deed dated August 11, 2016 from 926 Gallatin Partners, a Tennessee partnership of record in Instrument No. 201608150084556, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 119 07 0 164 00.
2. All matters appearing on the Plan of record as Instrument No. 20051229-0156431, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

