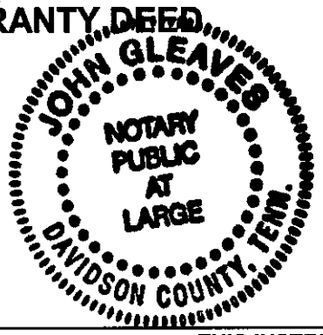
WARRANTY DEED



J-RR-17-2605-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

Bill Garrett Davidson County
Batch# 73436 DEEDWARR
03/26/2018 12:57:32 PM 2 pgs
Fees: $13.00 Taxes: $228.66

20180326-0028193

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:	
Jason Kleve	**New Owner**	
(NAME)	(NAME)	**53-8-104.00**
3339 Hamberton Cir.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **PHILLIP WAYNE MADDOX, JR. AND ELYSSA BAILEY MADDOX,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON KLEVE, UNMARRIED,** 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 Lot No. 7, Block 9, Dabbs and Elliot Subdivision No. 1, of record in Plat Book 547, Page 97, Register's Office for said County.

Said Lot No. 7 fronts 44 feet on the northerly side of Elliott Avenue and extends back between parallel lines, along the west margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Jerry W. Maddox and wife, Virginia Diane Maddox by Installment Deed from Kenneth H. Pharris and wife, Alline Pharris, recorded January 31, 1995 in Book 9583, Page 76, Register's Office for Davidson County, Tennessee. The said Virginia Diane Maddox having since died and her interest in said property having vested in her husband, Jerry W. Maddox, as her surviving spouse. Further, being the same property conveyed to Jerry W. Maddox and wife, Marita S. Maddox by Quitclaim Deed from Jerry W. Maddox, recorded July 6, 2010 in Instrument No. 20100706-0052922, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded June 9, 2014 in Instrument No. 20140609-0049750, Marita Sue Metcalf Maddox, being one and the same as Marita S. Maddox, conveyed her interest in the property to Jerry W. Maddox. The said Jerry W. Maddox having since died intestate on May 12, 2017 and whose probate estate is being administered in the Seventh Circuit Court for the State of Tennessee, 20th Judicial District, Nashville, Davidson County, Probate Division, under Docket No. 17P-1309. Being the same property conveyed to Phillip Wayne Maddox, Jr. and Elyssa Bailey Maddox by Affidavits of Heirship recorded in Instrument Nos. 20180326-0028191 & 20180326-0028192, Register's Office for Davidson County, Tennessee.

**Said property is not the principal residence of either Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee.
- Subject to 2018 Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2605 Elliott Drive, Old Hickory, Tennessee 37138**.

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.

Witness my/our hand(s) this the 21st DAY OF MARCH, 2018.

Phillip Wayne Maddox, Jr.

Elyssa Bailey Maddox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP WAYNE MADDOX, 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2018.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELYSSA BAILEY MADDOX, 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 21st of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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