This Instrument Prepared By ~~and Returned To:~~ Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180931 **~~After Recording Return To The Above.~~**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$182,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of July, 2018. Notary Public My Commission Expires: 7/6/20

DANA DEWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Bill Garrett Davidson County
Batch# 123582 DEEDWARR
08/01/2018 03:41:37 PM 2 pgs
Fees: $13.00 Taxes: $675.25
20180801-0075435

THIS INDENTURE, made this 30th day of July, 2018, among:

TESHA CHAMBERS, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID C. MADDUX, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 of the Boyd McNairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tesha Chambers, by Special Warranty deed from HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates of record in Instrument No. 20080228-0019614 Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on February 28, 2008.
Being also known as 2517A Herman St Nashville, Tennessee 37208.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM 8-18-25114

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Tesha Chambers

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 30th day of July, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: David C. Maddux
Address: 2517A Herman Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Mortgage Investors Group
Address: 750 Old Hickory Blvd #130
City, State, Zip: Brentwood, TN 37027

Tax ID: 092-06-0-258.00