THIS INSTRUMENT PREPARED BY AND RETURN TO:
EVANS PETREE PC
C. MICHAEL ADAMS, JR.
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120
(901) 525-6781
madams@evanspetree.com

Karen Johnson Davidson County
Batch# 214313 DEEDWARR
04/05/2019 09:37:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190405-0031049

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JOHN AUSTIN MADDOX and MARY A. M. MADDOX, husband and wife, as Tenants By the Entirety, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto JOHN AUSTIN MADDOX and MARY A. M. MADDOX, Trustees of the AUSTIN AND MARY MADDOX TRUST dated the _____ day of March , 2019, hereinafter called the Grantees, and said Trustees' successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot 25, REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as shown on plat of record in Plat Book 332, Page 117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to the Grantor by deed of record in Instrument No. 20130612-0059735 in the Register's Office of Davidson County, Tennessee.

The real property heretofore described is conveyed subject to subdivision restrictions, building lines and easements of record in restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117 all of record in the Davidson County Register's Office. This real property is unencumbered except for 2018 Davidson County, Tennessee, real estate taxes not yet due and payable and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees and Grantees' successors, heirs and assigns forever; and Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's

heirs and representatives, to warrant and forever defend the title to the said land to the Grantees and Grantees' successors, 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.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantors in and to said real property to the AUSTIN AND MARY MADDOX TRUST dated the _____ day of March, 2019. The trust is a revocable trust established pursuant to Tennessee Code Annotated 35-15-510. The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust established pursuant to Tennessee Code Annotated 35-50-510 which applies to this property and its proceeds. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

WITNESS the Grantors' hands in Nashville, Tennessee on this 26th day of March, 2019.

JOHN AUSTIN MADDOX

MARY A. M. MADDOX

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared JOHN AUSTIN MADDOX and MARY A. M. MADDOX, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand this 26th day of March, 2019.

(SEAL)

BROOKE C. FOX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-19-2022

NOTARY PUBLIC

New Owner Name and Address: Mr. and Mrs. John A. Maddox, Trustees of the Austin and Mary Maddox Trust 1900 Blair Blvd. Nashville, TN 37212	Mail Tax Notice to: Mr. and Mrs. Austin Maddox 1900 Blair Blvd. Nashville, TN 37212
Property Address: 1900 Blair Blvd. Nashville, TN 37212	Parcel Id Number: 104-16-0-022.00
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5). **Tennessee Code Annotated Section 35-50-510 applies to this property and its proceeds.**	

4819-3403-9162, v. 1