BOX #14A

WARRANTY DEED

G#17557-1

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2004.

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/20/04 10:49 2pgs
Fees:13.00 Taxes:610.50
20041220-0150860

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1887

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael V. Adams	SunTrust Mortgage, Inc.	147-01-0-128.00
(NAME)	(NAME)	
4722 Danby Drive	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wynell H. Tune, widow and Sheila Tune Upham and husband Greg Upham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael V. Adams and wife, Hilary P. Adams, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 380 on the Plan of Caldwell Hall, Section III, of record in Book 2900, page 131, Register's Office for said County.

Said Lot No 380 fronts 85 feet on the west side of Danby Drive and runs back 115 feet on the north line and 130 feet on the south line to a dead line in the rear, which is a broken line, measuring 116.6 feet thereon.

BEING all of the same property conveyed to Eugene E. Tune and wife, Wynell H. Tune and Sheila Tune Upham, as equal tenants in common with right of survivorship by Warranty Deed from Eugene E Tune and wife, Wynell H. Tune and M. Norris Jenkins, Trustee dated July 17, 2003 of record as Instrument Number 20030722-0102378, Register's Office for Davidson County, Tennessee. The said Eugene E. Tune, died intestate 8-23-03, said property being vested solely in Wynell H. Tune and Sheila Tune Upham

Greg Upham joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Sheila Tune Upham.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4722 Danby Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of December, 2004.

Greg Upham

Wynell H. Tune

Wynell H. Tune

Sheila Tune Upham

Sheila Tune Upham

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wynell H. Tune and Sheila Tune Upham and Greg Upham the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 16th day of December, 2004.

Commission expires: 7.22.07

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167