1731
Box 186

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 11:56 2 pgs
Fees:13.00 Taxes:551.30
20050707-0078296

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah T. Shepard	CTX Mortgage	149-10A-19
(NAME)	(NAME)	
2820 Rader Ridge Ct.	3100 West End Ave #1020	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37203	
(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, Troy H. Adams, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micah T. Shepard, Unmarried, 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. 19 on the Plan of Pebble Trail Villas, of record in Plat Book 9700, Page 721 and 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Troy H. Adams, An Unmarried Man, by Warranty Deed dated August 2, 2002, from Continental Development and Construction, Inc., of record in Instrument No. 20020808-0095727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2820 Rader Ridge Ct., Antioch, TN 37013

(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 my hand this 24th day of June, 2005.

Troy H. Adams
By: Terry DeSelms as his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of June, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Troy H. Adams, and acknowledged that he executed the same as the free act and deed of the said Troy H. Adams, through Power of Attorney granted Terry DeSelms by the said Troy H. Adams.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006