Davidson County DEEDWARR
Recvd: 04/24/06 15:40 2 pgs
Fees:13.00 Taxes:1106.30

20060424-0046839

Box 28-B

WARRANTY DEED

The actual consideration or value for this transfer is $ 299,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 24 day of APRIL , 2006.

NOTARY PUBLIC
My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This space for Register of Deeds

BOX 10-A

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06030003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Stephen Porter Adams 1428 Trace Ridge Lane Nashville, TN 37221	New Owner	155-16-A / 337 CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Stephen Porter Adams, unmarried, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JAMES SHIVE**, and wife, **MARY ANN SHIVE**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

STEPHEN PORTER ADAMS, unmarried, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Traceside, Section Nine, of record in Instrument No. 200001030000455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Shive, a married man, by deed from Centex Homes, a Nevada general partnership, of record in Instrument No. 20001010-0100662, Register's Office for Davidson County, Tennessee. Mary Ann Shive, spouse of James Shive, joins in this conveyance for the purpose of granting any marital interest she might have in the subject property.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEE;
Covenants, Conditions and Restrictions of Traceside Section Nine of record in Book 9435, page 493, as amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee; Charter of Traceside Homeowners Association in Book 9668, page 894, By Laws of Record in Book 9668 page 899; Public Utility Easement in Book 9306, page 279 & Book 9443, page 960; Easements of record in Book 751, page 401, Book 1306, page 279, & Book 3533, page 299; Landscape Agreement of Record in Book 10355, page 859; Conveyance of Open Space of record as Instruments 20000329-0031449, 20000329-0031450, 20000329-00331451, 20000329-00331452, 20000329-00331453 20000329-00331454, 20000329-00331455, & 20000329-00331456, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1428 Trace Ridge Lane, Nashville, TN. 37221.

Witness our hands this 24 day of APRIL , 2006.

James Shive

Mary Ann Shive

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named James Shive and Mary Ann Shive the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of APRIL, 2006

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

****

WARRANTY DEED

From: James Shive
and wife,
Mary Ann Shive

To: Stephens Porter Adams

Property:

1428 Trace Ridge Lane
Nashville, TN. 37221

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

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