Davidson County DEEDWARR
Recvd: 10/02/07 09:52 2 pgs
Fees:13.00 Taxes:617.90

20071002-0117051

27-A

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

CHARLES A. SULLIVANT JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Mary J. Parrent
Affiant

Subscribed and sworn to before me, this 11th day of October, 2007.

Charles A. Sullivant Jr.
Notary Public
My commission expires:

15-0709-151237

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tessa Rhodes	New Owner	149-01-0-B-039.00
612 Cavendish Court		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Horace Adams and Vivian O. Adams, husband and wife, and Margaret A. Bowen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tessa Rhodes,* ~~unmarried~~, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*a single person

Land in Davidson County, Tennessee, being Lot No. 298, on the Plan of Piccadilly Square, Section 3, of record in Book 6250, Pages 892, 893, and 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Horace Adams, a single person, by Special Warranty Deed from the Secretary of Veterans Affairs, dated June 12, 1990, recorded June 22, 1990, of record in Book 8137, Page 451, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Horace Adams, single and Vivian O. Bowen, by Quitclaim Deed from Horace Adams, a single man, dated June 22, 1990, recorded August 13, 1990, of record in Book 8173, Page 166, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Horace Adams and Vivian O. Adams, husband and wife by deed from Horace Adams and Vivian O. Bowen a/k/a Vivian O. Adams, dated February 24, 2000, recorded March 9, 2000, of record in Instrument No. 20000309-0024220, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Horace Adams and Vivian O. Adams, husband and wife, and Margaret A. Bowen, by Quitclaim Deed from Horace Adams and Vivian O. Adams, dated October 15, 2004, recorded October 22, 2004, of record in Instrument No. 20041022-0127161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 Cavendish Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 11th day of October, 2007.

Horace Adams

Margaret A. Bowen

Vivian O. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Horace Adams, Vivian O. Adams, and Margaret A. Bowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28th day of September , 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010