Davidson County DEEDWARR
Recvd: 12/18/07 14:09 2 pgs
Fees:13.00 Taxes:616.05

20071218-0145333

WARRANTY DEED

ALW-07-5485

STATE OF Tennessee
COUNTY OF Davidson

THE AC
GREATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 166,500.00

Subscri
2007.

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18TH DAY OF Dec 20 07

Deputy Register

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad D. Adams	Countrywide Bank, FSB	
5485 Village Way	(NAME) 801 Crescent Centre Drive Suite 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	161-10-A-92 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT W. SANFORD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRAD D. ADAMS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 16, VILLAGES OF BRENTWOOD, PHASE ONE, as shown on plat of record in Plat Book 5200, Page 613, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert W. Sanford by Warranty Deed from Jennifer L. Hill Keith and husband, James M. Keith, recorded on the 29th day of November, 2005 in Instrument No. 20051129-0143335, in the Register's Office of Davidson County, Tennessee.

Katie Sanford joins in this conveyance for the purpose of conveying any and all marital righst to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 5200, Page(s) 613; Book 6143, Page 11, amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831; Book 6158, Page 352; Book 6310, Page 961; Book 6334, Page 980; Book 6730, Page 508; Book 9718, Page 624; Book 5753, Page 913, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5485 Village Way, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of December, 2007.

Robert W. Sanford by Alex Brandau, atty in fact
Robert W. Sanford by Alex Brandau,
Attorney in Fact

Katie Sanford by Alex Brandau, atty in fact
Katie Sanford by Alex Brandau,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of December, 2007, before me personally appeared Alex Brandau to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert W. Sanford and who acknowledged he/she/they executed the same as the free act and deed of the said Robert W. Sanford.

Witness my hand and official seal, this the 6th day of December, 2007.

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of December, 2007, before me personally appeared Alex Brandau to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katie Sanford and who acknowledged he/she/they executed the same as the free act and deed of the said Katie Sanford.

Witness my hand and official seal, this the 6th day of December, 2007.

Notary Public

My Commission Expires:

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530