File No. 280600672

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/09/08 15:12 3 pgs
Fees:18.00 Taxes:551.30
20080709-0070654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy C. Adams	First State Bank	109.01-O-008.00
(NAME) 840 Norwalk Drive	(NAME) 480 Oil Well Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Michael Elsbury, Married, and Wife Buffy M. Elsbury

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Amy C. Adams, Single Woman,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 53 on the Plan of Section Two, Larchwood, as shown by plat of record in Plat Book 5200, page 57-59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Elsbury, Married by Deed dated February 13, 2008 from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record in Instrument Number 20080221-0016966, Register's Office for said County.

Buffy M. Elsbury joins in this conveyance to convey any and all rights she may have in this property.

Restrictive Covenants of record in Deed Book 5158, Page 918, and book 5479, Page 443, and Book 5681, Page 532, and Book 5688, Page 696, and Book 600, Page 130, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 840 Norwalk Drive, Nashville, TN 37214
(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 hands this 2nd day of July, 2008.

Michael Elsbury

Buffy M. Elsbury by Michael Elsbury, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Elsbury, Married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of July, 2008.

Commission expires: 6-27-2011

Wendy L. Locke
State of Tennessee Notary Public Wilson Co.

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 2nd day of July, 2008, before me personally appeared Michael Elsbury, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Buffy M. Elsbury, and who acknowledged that he executed the same as the free act and deed of the said Buffy M. Elsbury by virtue of that Power of Attorney, duly executed by the said Buffy M. Elsbury and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of July, 2008.

My Commission Expires: 6-27-2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public Wilson Co.

File Number: 280600672

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

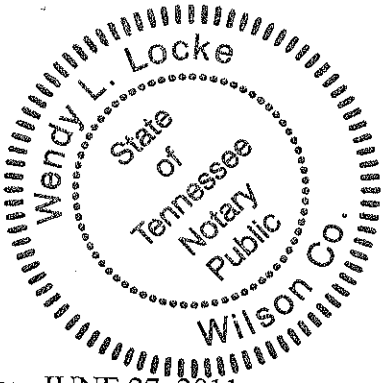
Attorney or Custodian

CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: JUNE 27, 2011

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