WARRANTY DEED

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

State of Tennessee)
County of Davidson)

08-07-015-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of July, 2008

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires: 1-29-2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN S. ADAMS, JR. (NAME)	Countrywide Bank (NAME)	61-16
4121 Addine Street (ADDRESS)	1520 Memorial Blvd (ADDRESS)	85.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **AMERICAN CONSULTING CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN S. ADAMS, JR.,MARRIED**, hereinafter called the Grantee(s), his 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. 2, Block "D", on the Plan of Greenland Estates, of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to AMERICAN CONSULTING CORP, by Substitute Trustee's Deed from SHAPIRO & KIRSCH, LLP, SUBSTITUTE TRUSTEE, dated December 19, 2007 and recorded on December 28, 2007, of record in Instrument No. 20071228-0148313, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 08/05/08 12:55 2 pgs
Fees:13.00 Taxes:508.75

20080805-0080631

BEING unimproved ☐
Improved ☒ property known as: 4121 Addine Street, Nashville, TN, 37216.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 28th day of July, 2008

AMERICAN CONSULTING CORPORATION,
A TENNESSEE CORPORATION

By: _____
THOMAS F. HIRE, SECRETARY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **THOMAS F. HIRE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SECRETARY of **AMERICAN CONSULTING CORPORATION,** the within named bargainor(s), and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of July, 2008.

My Commission Expires: 11-29-2011

Darlene Edwards
Notary Public

