Return To:
First National Financial Title
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027 N15483

Davidson County DEEDWARR
Recvd: 08/26/08 09:54 3 pg
Fees:18.00 Taxes:571.65

20080826-0087504

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
581631 P108BAYL
Jason Benzinger

# *WARRANTY DEED*

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) Ami Rayne Adcox/Brenton Adcox | (NAME) Platinum Mortgage Inc | 053.06-0B-107.00-CO |
| (STREET ADDRESS OR ROUTE NUMBER) 2019 Waterford Dr | (STREET ADDRESS) PO Box 6206 | |
| (CITY) (STATE) (ZIP) Old Hickory, TN 37138 | (CITY) (STATE) (ZIP) Huntsville, AL 35813 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Edward A. Bayliss, III and Colleen Bayliss, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Ami Rayne Adcox and husband, Brenton Adcox the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20050713-0081124 in the Register's Office of Davidson County, Tennessee.

**STATE OF**
**COUNTY OF** Davidson

The actual consideration or value whichever is greater for this transfer is $ 154,500.00

Affiant

Subscribed and sworn to before me this the 22 day of August, 2008.

Notary Public

My commission expires: 10/10/11
(Affix Seal)

KEVIN STEINKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

This is unimproved ( ), known as 2019 Waterford Drive, Old Hickory, TN 37138
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 29 day of July, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward A. Bayliss, III

Colleen Bayliss

**STATE OF** Tennessee
**COUNTY OF** Madison

Personally appeared before me, Anna M. Page, a Notary Public in and for said County and State, Edward A. Bayliss, III, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~the~~ he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2008.

Anna M Page
Notary Public
My Commission Expires: 5/23/2011

(This area for official notarial seal)

ANNA M. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

**STATE OF** Tennessee
**COUNTY OF** Madison

Personally appeared before me, Anna M Page, a Notary Public in and for said County and State, Colleen Bayliss, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2008.

Anna M Page
Notary Public
My Commission Expires: 5/23/2011

(This area for official notarial seal)

ANNA M. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

File #: N15483

# Exhibit A

Being Lot Number 32, on the Plan of Waterford, Phase 5-B, as shown by plat of record in Plat Book 7900, Page 838 and 839, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Edward A. Bayliss III and wife, Colleen Bayliss by General Warranty Deed from Kenneth M. Jones, unmarried, dated 06/30/05, recorded 07/13/05, as Document No. 20050713-0081124, in the Register's Office of Davidson County, Tennessee.