Davidson County DEEDWARR
Recvd: 09/18/08 11:03 2 pg
Fees:13.00 Taxes:540.20

20080918-0095317

This Instrument is being executed pursuant to (2) Power of Attorneys of record in Book ~~XE~~, Page ~~XE~~, and Book ~~XE~~, Page ~~XE~~, Register's Office for Davidson County, Tennessee.

~~X~~ 20080918-0095315
20080918-0095316

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$146,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian R. & Erin L. Adams	New Owner	Map 84.13 Parcel 23

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert Steven Petty and wife, Nadine G. Petty by and through Jenny Oswalt Attorney-in-Fact as to a ½ undivided interest and Mitchell Weld by and through Jenny Oswalt Attorney-in-Fact, to a ½ undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brian R. Adams and wife Erin L. Adams

Hereinafter called the grantees, their 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. 98 on the Map of Donelson Hills of record in Plat Book 2331, page 22, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Steven Petty and wife, Nadine G. Petty, by deed from Michael Curtis and wife, Debra Curtis dated July 25, 2005 of record in Instrument Number 20050726-0086800, Register's Office for Davidson County, Tennessee. Property then conveyed to Trustees of the Weld Family Trust U/A Dated May 4, 2005 as to a undivided one-half interest by Quitclaim deed from Robert S. Petty a/k/a Robert Steven Petty and wife, Nadine G. Petty, dated January 11, 2006, of record in Instrument Number 20060417-0043086, said Register's Office. The Trust was dissolved through a Revocation of Trust dated 11/14/2006 Vesting the herein property in Robert Steven Petty and wife, Nadine G. Petty as to a ½ undivided interest and Mitchell Weld and Terrie Weld as to a ½ undivided interest. Mitchell Weld and Terrie Weld have since divorced. Mitchell Weld and Terrie Weld's ½ undivided interest was awarded to Mitchell Weld in the Marital Settlement Agreement of Mitchell Weld and Terrie Weld dated November 10, 2006, Case No. SDR27606, Placer County, California.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 22, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 2396, Page 365, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **201 Donelson Hills Drive, Nashville, TN 37214 a/k/a 2125 Dearborn 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 GRANTEES, their heirs 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 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 our hand(s) this 28th day of July, 2008.

Robert Steven Petty by Jenny Oswalt Atty-in-Fact
Robert Steven Petty by Jenny Oswalt Atty-in-Fact

Nadine G. Petty by Jenny Oswalt Atty-in-Fact
Nadine G. Petty by Jenny Oswalt Atty-in-Fact

Mitchell Weld by Jenny Oswalt Atty-in-Fact
Mitchell Weld by Jenny Oswalt Atty-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenny Oswalt, Attorney-in-Fact for Robert Steven Petty and wife, Nadine G. Petty and Mitchell Weld**, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Robert Steven Petty and wife, Nadine G. Petty and Mitchell Weld for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2008

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076