Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Creekside Homes, LLC	New Owner	064-09-0-177.00
7390 Highway 64		
Oakland, TN 38060		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me this the 4th day of May, 2009.

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Notary Public

My Commission Expires: 01/30/2012
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20090030194 DEEDWARR
Recvd: 05/06/09 15:22 2 pgs
Fees:13.00 Taxes:462.50
20090506-0041818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Kenneth Lynn Adams and wife, Carla Lee Adams, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Creekside Homes, LLC, a Tennessee Limited Liability Company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of SOUTHFORK SUBDIVISION, SECTION ONE, of record in Plan Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenneth Lynn Adams and wife, Carla Lee Adams, by Warranty Deed from Centex Homes Corporation, A Nevada Corporation, dated April 28, 1987, recorded May 6, 1987, of record in Record Book 7226, Page 736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **4284 Brackenwood Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **4th** day of **May, 2009.**

GRANTOR(S)

Kenneth Lynn Adams

Carla Lee Adams

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth Lynn Adams and Carla Lee Adams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **4th** day of **May, 2009.**

Tina Hawkins

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: **01/30/2012**