WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044641 DEEDWARR
Recvd: 07/02/09 14:32 2 pgs
Fees:13.00 Taxes:943.50
20090702-0061976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Mary Jo Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-9-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Sims and Lisa B. Sims	Regions Mortgage	
(NAME)	(NAME)	
5412 Bradfield Drive	2050 Parkway Off. Circle	161-5-26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BECKY K. ADAMS LAMB, AS TO AN UNDIVIDED 30% PERCENT, TIMOTHY ORA ADAMS, AS TO AN UNDIVIDED 40% PERCENT AND MELANIE JEAN ADAMS CARDEN, AS TO AN UNDIVIDED 30% PERCENT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON L. SIMS AND WIFE, LISA B. SIMS,** 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. 57 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 115 feet on the easterly side of Bradfield Drive and runs back between lines, 226 feet on the northerly line and 214. 12 feet on the southerly line, to a dead line on which it measures 115.45 (feet).

Being the same property conveyed to Ora R. Adams and wife, Kathleen E. Adams by deed from Fred W. Stanberry and wife, Marjorie D. Stanberry, of record in Book 4517, page 282, Register's Office for Davidson County, Tennessee. The said Ora R. Adams predeceased the said Kathleen E. Adams and the said Kathleen E. Adams having since died and by her Will of record in Case No. 08P-1784, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Becky K. Adams Lamb, as to an undivided 30% percent, Timothy Ora Adams, as to an undivided 40% percent and Melanie Jean Adams Carden, as to an undivided 30% percent.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 3600, page 89, Register's Office of said County; and (c) restrictive covenants of record in Book 3836, page 719, Register's Office of said County.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 5412 Bradfield Drive, Nashville, TN 37220

(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 hands this 30th day of June, 2009.

Melanie Jean Adams Carden

Becky K. Adams Lamb

Timothy Ora Adams

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 Becky K. Adams Lamb, Timothy Ora Adams and Melanie Jean Adams Carden, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2009.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

John Gregory Hardeman Notary Public