Warranty Deed

BILL GARRETT, Davidson County
Trans: T20090046406 DEEDWARR
Recvd: 07/10/09 10:23 2 pgs
Fees: 13.00 Taxes: 1428.20
20090710-0064452

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $386,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2009.

Notary Public

My commission expires: 3-27-4

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Philip J. Ciampa Erin Ciampa	Sun Trust Mtg. P.O. Box 79041 Baltimore MD 21279-0041	Map: 116-03-0
142 Kenner Avenue		Parcel: 069.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **HOLMES S. ADAMS, JR. AND LUCY ADAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP J. CIAMPA AND ERIN CIAMPA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 50 feet of Lot No. 15 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 15 fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 209 feet on the North line, and 202 feet, more or less on the South line, to the westerly line of a 10 foot reserved strip and shows 50 feet more or less, on said strip.

Being the same property conveyed to Holmes S. Adams, Jr. and Lucy Adams by deed from The Ensworth School, a Tennessee not for profit corporation of record as Instrument No. 20030630-0089813, in the Register's Office for Davidson County, Tennessee, dated June 27, 2003.

This is improved property known as 142 Kenner Ave, Nashville, TN, 37205.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2009.

Holmes S. Adams, Jr.

Lucy Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Holmes S. Adams, Jr. and Lucy Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2009.

Notary Public

My Commission Expires: November 22, 2010

