BILL GARRETT, Davidson County
Trans:T20100018682 DEEDWARR
Recvd: 03/31/10 10:13 2 pgs
Fees:13.00 Taxes:395.90
20100331-0023853

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Thomas D. Adams, II
2326 Tally Green Court
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Superior Bank
3700 Colonnade Pkwy, Ste. 200
Birmingham, AL 35243

MAP AND PARCEL:
MAP 73-15
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeremy D. Greer, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas D. Adams, II, a single man**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 6A as shown on the map entitled Zone Lot Division of Lots 2, 3, 6 & 7 Tally Green, of record in Book 6250, Page 73, amended in Book 6250, Page 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jeremy D. Greer by deed from Margaret A. Maynard, Theresa M. Johnson & Boyd W. Maynard, Jr., of record in Instrument No. 20050412-0040083, dated April 8, 2005, said Register's Office.
>
> Candace Greer joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Jeremy D. Greer.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 2326 Tally Green Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23rd day of March, 2010.

Jeremy D. Greer

Candace Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeremy D. Greer and Candace Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of March, 2010.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $107,000.00.

AFFIANT

Subscribed and sworn to before me
this 23 day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212