Record & Return TO:
Foundation Title
30 Burton Hills Blvd #175
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 7.3.12

(AFFIX SEAL)

ANN GALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: ALW-10-1102

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Gatlin and Elizabeth Jewell	same	83-9-125.00
(NAME)	(NAME)	
1102 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL L. ADAMS, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JONATHAN GATLIN AND ELIZABETH JEWELL, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 and the easterly 2.0 feet of Lot No. 23 in the second Resubdivision of the Bransford-McWhirter Subdivision of the Allison Place, of record in Book 332, Page 20, Register's Office for said County.

Said Lot No. 24 and part of Lot No. 23 front together 47.0 feet on the south side of Forrest Avenue and run back between parallel line in a southerly direction to an alley.

Being the same property conveyed to Michael L. Adams, married, by Warranty Deed from Phol Huy and Lauren K. Huy, married, dated March 19, 2003, recorded in Instrument Number 20030321-0037893, Register's Office for Davidson County, Tennessee.

Subject property is not the principal or marital residence of Grantor's spouse or dependants as defined by statute.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1102 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 18th day of March, 2010.

Michael L. Adams

BILL GARRETT, Davidson County
Trans:T20100019064 DEEDWARR
Recvd: 04/01/10 11:23 2 pgs
Fees:13.00 Taxes:925.00
20100401-0024443

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2010.

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

Notary Public
My Commission Expires: August 23, 2011

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171
