BILL CARRETT, Davidson County
Trans: T20100035991 DEEDWARR
Recvd: 06/14/10 15:00 2 pgs
Fees: 13.00 Taxes: 499.50
20100614-0046116

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100400221

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of June, 2010
J. Brandon Miller
Notary Public
MY COMMISSION EXPIRES: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Adams	**US Bank, N.A.**	**073-13-0-035.00**
2419 Porter Road	**3180 Ryder Trail S**	
Nashville, TN 37206	**Earth City, MO 63045**	

FOR AND IN 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,

Michael Davey and wife, Mary A. Davey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer L. Adams and Howard E. Adams, III, wife and husband

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. 90 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Davey and wife, Mary A. Davey, by Quitclaim Deed from Mary A. Davey, dated 5-26-04 and recorded 6-9-04 in Instrument No. 20040609-0068443, and re-recorded on 7-21-04 in Instrument No. 20040721-0087528, and being the same property previously conveyed to Mary A. Davey, by Warranty Deed from Marty J. Reeder and wife, Sarah V. Reeder, dated 5-26-04 and recorded 6-9-04 in Instrument No. 20040609-0068441, and re-recorded on 7-21-04 in Instrument No. 20040721-0087527, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **2419 Porter Road, Nashville, TN 37206**
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 14th day of June, 2010.

Michael Davey by Mary A. Davey, Attorney in Fact
Michael Davey by Mary A. Davey, Attorney in Fact

Mary A. Davey
Mary A. Davey

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 Mary A. Davey the bargainor(s) 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 at Nashville, Tennessee, this 14th day of June, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of June, 2010, before me personally appeared Mary A. Davey to me known to be the person who executed the foregoing instrument in behalf of Michael Davey as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Michael Davey

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of June, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010