WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Adams and Joshua Lee Spencer	Proficio Mortgage	05304036100
(NAME)	(NAME)	
1602 Cleves Street	105 E. Robinson St., Ste. 220	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Orlando, FL 32801	
(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, EDNA N. BETHEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER L. ADAMS AND JOSHUA L. SPENCER, BOTH UNMARRIED, 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:

BEING Lot No. 72, on the Plan of Section E, Village of Old Hickory, of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James D. Bethel and wife, Edna N. Bethel by deed from James E. Morris and wife, Ivie Morris of record in Book 2243, Page 241, Register's Office, Davidson County, Tennessee.

James D. Bethel now being deceased.

This is part of the same description as in previous deed of record.

This conveyance is subject to all matters on plan of record in Book 1424, Page 132, said Register's Office.

This conveyance is subject to easements as set out in deed of record in Book 2243, Page 241, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

This conveyance is made subject to that portion of the property extending into the center of Lawrence Street.

Elizabeth Kaye Burns executed this instrument on behalf of Edna N. Bethel as her true and lawful attorney in fact pursuant to Power of Attorney of record in Instrument Number 20110104-0000864, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1602 Cleves Street, Old Hickory, TN 37138

(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.

BILL GARRETT, Davidson County
Trans:T20110000614 DEEDWARR
Recvd: 01/04/11 09:14 2 pgs
Fees:13.00 Taxes:481.00
20110104-0000865

Witness my hand this 30th day of DECEMBER, 2010.

Edna N. Bethel by Elizabeth Kaye Burns Atty. in Fact

Edna N. Bethel, By: Elizabeth Kaye Burns, Atty. in Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elizabeth Kaye Burns as Attorney-in-Fact for Edna N. Bethel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at White House, Tennessee this 30th day of DECEMBER, 2010.

Commission expires:

5-8-12

Notary Public

FRANKIE A. MATHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON