WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2011.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry T. Adams and Kellene Adams	New Owner	
(NAME)	(NAME)	118-9-11
8255 Dalewood Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **IRA T. ADAMS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY T. ADAMS AND WIFE, KELLENE ADAMS,** 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. 1 on the Re-Subdivision of Parts of Lots Nos. 10 & 11 O. F. Noel's Plan of "Noelton", of record in Book 3106, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Ira Adams by deed from Albert F. Harman and wife, Evelyn G. Harman and Mrs. Minnie H. Stirling, of record in Book 3339, page 69, Register's Office for Davidson County, Tennessee. Ira Adams and Ira T. Adams are one and the same person.

This is not the principal place of residence of the Grantor named herein or his spouse.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 3106, page 139, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1012 Clifton Lane, Nashville, TN 37204

(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:T20110053755 DEEDWARR
Recvd: 08/31/11 09:51 2 pgs
Fees:13.00 Taxes:555.00
20110831-0067399

Witness my hand this 30th day of August, 2011.

Ira T. Adams

By: Martha S Adams
Martha S. Adams, Attorney in Fact

Power of Attorney of record as Instrument No. 20110826-0065976, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha S. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ira T. Adams, and who acknowledged that she executed the same as the free act and deed of Ira T. Adams.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2011.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

Notary Public