BILL GARRETT, Davidson County
Trans:T20110059606 DEEDWARR
Recvd: 09/26/11 13:48 2 pgs
Fees:13.00 Taxes:550.93
20110926-0074311

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn D. Warren and Carol A. Warren, husband and wife	SAME	00400011100
	(NAME)	
8545 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jesse O. Adcox married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Glenn D. Warren and Carol A. Warren, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

DESCRIBED PROPERTY LOCATED IN THE FOURTEENTH (14TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT:

A TRACT SHOWN ON PLAN BOOK 4955, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

SAID TRACT FRONTS 247.47 FEET ON THE WESTERLY SIDE OF TENNESSEE HIGHWAY NUMBER 431 AND EXTENDS BACK 372.50 FEET ON THE NORTHERLY LINE AND 395 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 234 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO JESSE O. ADCOX BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION OF RECORD BY INSTRUMENT NO. 20110304-0017354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 8545 Whites Creek Pike, Joelton, TN 37080
(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.

Witness my/our hand(s) this 23rd day of September, 2011.

WARRANTY DEED
(Continued)

Jesse O. Adcox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE O. ADCOX, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011