GSRM Box 44

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015

JONNA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY (AFFIX SEAL)

R-FCP-11-118

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Adams	Tennessee Bank & Trust	
118 47th Avenue North	(NAME) 4007 Hillsboro Road	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	103-04-0-207.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CRISTINA C. HENRY AND HUSBAND DANIEL L. HENRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD E. ADAMS AND ANGELA U. ADAMS, HUSBAND AND WIFE, 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. 10-A ON THE PLAN OF RESUBDIVISION OF LOT NO. 10, SYLVAN PARK OF RECORD IN PLAT BOOK 5190, PAGE 398, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CRISTINA C. HENRY AND HUSBAND, DANIEL L. HENRY BY WARRANTY DEED FROM GIBSON PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF ANDREW B. GIBSON, JR. AND BARRY DEAN DATED FEBRUARY 15TH, 2006 AND FILED FEBRUARY 16, 2006 OF RECORD IN INSTRUMENT NO. 20060216-0018977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5190, PAGE 398; METRO ORDINANCE OF RECORD IN BOOK 5532, PAGE 391 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 118 47th Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110075953 DEEDWARR
Recvd: 12/01/11 16:05 2 pgs
Fees:13.00 Taxes:869.50
20111201-0093777

Witness my/our hand(s) this 30th day of November, 2011.

Cristina C. Henry

Daniel L. Henry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cristina C. Henry and Daniel L. Henry, 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 30th day of November, 2011.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903