WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120044887 DEEDWARR
Recvd: 06/18/12 14:43 2 pgs
Fees:13.00 Taxes:2090.50
20120618-0053310

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,000.00

Affiant

Subscribed and Sworn to before me, this 15th day of June, 2012.

Notary Public

My commission expires:
3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
William Adair Marisa Adair 5437 Camelot Road Brentwood, TN 37027	~~SAME~~ Renasant Bank 2001 Park Place North #650 Birmingham, AL 35203	15903000600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine A. Nelson, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **William Adair and wife, Marisa Adair**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Camelot Acres, Section II of record in Plat Book 3700, page 151, Register's Office for said County.

Said Lot No. 24 fronts 148.0 feet on the southwesterly margin of Camelot Road and extends back 260.0 feet on the northwesterly line and 260.24 feet on the southeasterly line to a dead line in the rear, measuring 202.50 feet thereon.

Being the same property conveyed to Catherine A. Nelson by deed from Kenneth R. Larish and wife, Jane F. Larish of record in Book 10363, page 80, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 3700, Page 151, said Register's Office.

This is (x) improved ( ) unimproved property known as 5437 Camelot Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 15th day of June, 2012.

Catherine A. Nelson

Catherine A. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Catherine A. Nelson** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY