24094-8

Box 14

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Cheryl Givens
7324 Dunaway Drive
Nashville, TN 37221
SEND TAX BILLS TO:
CEFCU
P.O. Box 1715
Peoria, IL 61656

BILL GARRETT, Davidson County
Trans:T20120049961 DEEDWARR
Recvd: 07/06/12 13:41 2 pgs
Fees:13.00 Taxes:878.75
20120706-0059644

WARRANTY DEED

(Map 128-09, Parcel 68.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **CHARLES L. ADAMS, INDIVIDUALLY AND AS TRUSTEE OF THE CHARLES L. ADAMS AND/OR NANCY D. ADAMS REVOCABLE LIVING TRUST DATED JULY 15, 2004**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CHERYL GIVENS**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT 1: LAND located in Davidson County, Tennessee, being all of Lot No. 7, on the Plan of Dunaway Woods, Section One, according to plat and survey of same appearing of record in Book 5200, page 132, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

TRACT 2: LAND located in Davidson County, Tennessee, being the property located east of Dunaway Drive and south of Indian Springs Drive, also being adjacent to Lot 7 as shown on the Plan of Section 1, Dunaway Woods of record in Book 5200, page 132, in said Register's Office, and being more particularly described as follows:

BEGINNING at a point in the southeast corner of Lot 7; thence along the south line of Lot 7, N 83° 57' 43" W 41.04 feet to a point; thence along the east line of said Lot 7, N 02° 36' 09" E 198.00 feet to an existing monument; thence S 21° 31' 53" E 199.56 feet to a point; thence S 68° 18' 23" W 44.58 feet to the point of beginning.

BEING the same property conveyed to The Charles L. Adams and/or Nancy D. Adams Revocable Living Trust by Quitclaim Deed from Charles L. Adams and wife, Nancy D. Adams, dated July 15, 2004, of record in Instrument 20040805-0094086, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5200, page 132; to restrictive covenants of record in Book 5393, page 651; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7324 Dunaway Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 29th day of June, 2012.

Charles L Adams

Charles L Adams, Trustee

CHARLES L. ADAMS, Individually and as
Trustee of The Charles L. Adams and/or
Nancy D. Adams Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument individually and as Trustee of the Charles L. Adams and/or Nancy D. Adams Revocable Living Trust dated July 15, 2004, and who further acknowledged that he executed the same as his/her free act and deed and by the authority granted him/her as Trustee of the Charles L. Adams and/or Nancy D. Adams Revocable Living Trust. dated July 15, 2004.

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public

My Commission Expires: AUGUST 16, 2014

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles L Adams

Affiant

Subscribed and sworn to before me this 29th day of June, 2012.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20120247