BILL GARRETT, Davidson County
Trans:T20120088833 DEEDWARR
Recvd: 11/20/12 12:43 2 pgs
Fees:13.00 Taxes:851.00

20121120-0107111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

File No.: AV-12-7296

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Adams and Courtney Adams	F&M Bank	181-10-B-22.00CO
(NAME)	(NAME)	
7296 Autumn Crossing Way	PO BOX 451	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JINNI CLARK (NOW KNOWN AS JINNI C. MALONE), A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DEREK ADAMS AND COURTNEY 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. 39, CENTEX AT CONCORD, PHASE I, as shown on plat of record in Instrument Number 20051011-0122364, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jinni Clark, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership, dated May 19, 2006, of record in Instrument Number 20060531-0063782, in the Register's Office of Davidson County, Tennessee.

The said Jinni Clark having since married Jeremy Malone, is now known as Jinni C. Malone. Jeremy Malone executes this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7296 Autumn Crossing Way, Brentwood, TN 37027
(House Number) (Street) (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 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.

Witness my/our hand(s) this 19th day of November, 2012.

Jinni C. Malone

Jeremy Malone

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 19th day of November, 2012.

Notary Public
My Commission Expires: 08/23/2016

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171