WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120094262 DEEDWARR
Recvd: 12/10/12 13:13 2 pgs
Fees:13.00 Taxes:525.40

20121210-0113609

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-13

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MORGAN SULCER

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Frances J. Hooten	Franklin Synergy Bank	084040A31600CO
(NAME)	(NAME)	
316 Autumn Chase Drive	3301 Aspen Grove Rd, Ste 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1666	Franklin, TN 37067	
(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, we, **Sandra Lorene Adams and Joseph Richard Adams**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Frances J. Hooten, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit No. 316 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 419, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Betty Jean Adams, unmarried by Deed from D. Dean Jones and wife, Ann R. Jones, dated and filed for record on 12/13/1996 in Book 10289, Page 867, Register's Office for Davidson County, Tennessee. Betty Jean Adams having since died on 11/30/2009 leaving to her only heirs at law Sandra Lorene Adams and Joseph Richard Adams full interest in subject property.

The Master Deed establishing a "Horizontal Property Regime" of Autumn Chase Condominiums, of record in Book 7718, Page 418, said Register's Office.
By-Laws of record in Instrument 200508230100514, said Register's Office.
Charter of the Homeowner's Association of record in Book 7728, Page 111, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 316 Autumn Chase Drive, Nashville, TN 37214-1666
(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/or 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/or 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 our hands this 6 day of December, 2012.

Sandra Lorene Adams

Joseph Richard Adams
By: Sandra Lorene Adams, His Attorney in Fact

State of Tennessee,
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Lorene Adams the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of December, 2012.

Notary Public
My Commission Expires: 01-18-2016

JULIANA W. MIZELLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE of Tennessee
County of Williamson

On this 6th day of December, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sandra Lorene Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Joseph Richard Adams, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20121210-0113608 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 6th day of December, 2012.

Notary Public
My Commission Expires: 01-18-2016

JULIANA W. MIZELLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-11138
SMG TN Warranty Deed