Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120096691 DEEDWARR
Recvd: 12/18/12 13:55 2 pgs
Fees:13.00 Taxes:203.50
20121218-0116515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of December, 2012.

Notary Public

Commission Expiration: 6-21-16

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John McAdams and Dana McAdams 857 Heritage Cr. Madison, TN 37115	SAME AS NEW OWNER.	-042070A05200CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Glenn Kaylor, unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John McAdams and wife, Dana McAdams HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 857 Heritage Cr. Madison, TN 37115, County of Davidson

Being Lot No. 216 on the Plan of the Revised Phase Two, Heritage Square, as of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glenn Kaylor and wife, wife, Virginia D. Kaylor by deed from David J. Ortman and wife, Colette A. Ortman dated 8/5/1994 filed of record in Book 9430, Page 838, said Register's Office.

The said Virginia D Kaylor having since died leaving Glenn Kaylor as her surviving spouse.

Tax Map and Parcel ID is as follows 042070A05200CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 857 Heritage Cr., Madison, TN 37115

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 7th day of December, 2012.

Glenn Kaylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2012, before me personally appeared Glenn Kaylor, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of December, 2012.

Notary Public

ANGELA B CREEKMORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 06-11-2016

Commission Expiration: 6-11-16