WARRANTY DEED

SR13-1303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland J. Adams	Roland J. Adams	
1303 Edgewood Place	1303 Edgewood Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	083-05-257.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACQUELYN C. BIGGERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROLAND J. ADAMS, 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. 43 on the Plan of Edgewood, of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacquelyn C. Biggers, unmarried by Deed from Martha Marie Kemp of record in Book 8172, Page 460, Register's Office for Davidson County, Tennessee, dated August 3, 1990 and recorded on August 10, 1990.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1303 Edgewood Place, Nashville, Tennessee 37206
(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 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 22nd day of March, 2013.

Jacquelyn C. Biggers

BILL GARRETT, Davidson County
Trans: T20130024710 DEEDWARR
Recvd: 03/27/13 10:35 2 pgs
Fees: 13.00 Taxes: 1017.50

20130327-0029925

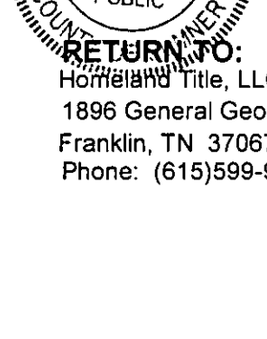
STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of March, 2013, before me personally appeared Jacquelyn C. Biggers, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of March, 2013.

Connie Taylor
Notary Public

My Commission Expires: 9/21/2015



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959