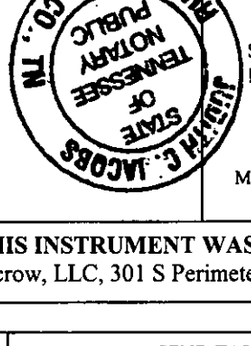
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026444 DEEDWARR
Recvd: 04/02/13 10:41 2 pgs
Fees:13.00 Taxes:962.00
20130402-0032248



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Adams	Reliant Bank	171-04-OB-7.00 CO
(NAME)	(NAME)	
5701 Cloverland Park Place	1736 Carothers Parkway	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ira T. Adams, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Adams and wife Christi Adams,** 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:

Land in Davidson County, being Lot No. 7 Cloverland Park as shown on the Plan of record in Instrument No. 20001013-0102079 and corrected in a surveyor's certificate of Correction of record as Instrument No. 20010620-0065214 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being a part of the same property conveyed to Ira T Adams by Quitclaim Deed from Eugene R Williams dated April 25th, 1979 and filed for record in Book 5426, page 591 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record as Instrument No. 20001013-0102079 of Davidson County, Tennessee. Subject to Surveyor's Certificate of Correction for Lots 1,7,8 and 9 of record as Instrument No. 20010620-0065214, Register's Office for Davidson County, Tennessee.

Subject to the charter and Homeowners association of record in Instrument No. 20010904-0095213, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowner's Association for Open Space of record in Book 20010912-0099350, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Instrument NO. 20010904-0095214, Register's Office for Davidson County, Tennessee.

Taxes for 2013 have been prorated and assumed by the Grantor(s).

Martha S. Adams joins in this conveyance to convey any and all interest in said property marital or otherwise.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 5701 Cloverland Park Place, Brentwood, TN 37027
(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 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 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 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 29th day of March, 2013.

Ira T Adams by Martha S Adams attyn fact
Ira T. Adams, by Martha S. Adams his attorney in fact

Martha S Adams
Martha S. Adams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of March, 2013, before me personally appeared Martha S. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ira T. Adams, and who acknowledged that she executed the same as the free act and deed of the said Ira T. Adams by virtue of that Power of Attorney, duly executed by the said Ira T. Adams and appearing of record as Instrument No. 20110826-0065976 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Martha S. Adams the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN