WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130031050 DEEDWARR
Recvd: 04/16/13 11:18 2 pgs
Fees:13.00 Taxes:826.58

20130416-0037737

R-VRES-13-8340

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,400.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/4/15
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sam Cox-Pinkley	Prime Lending (NAME)	
8340 Saint Danasus Drive	18111 Preston Rd Suite 900 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	173-09-0A-264.00-CO

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, I/we CHRISTI B. ADAMS AND HUSBAND, MATTHEW ADAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAM COX-PINKLEY AND WIFE, MOLLY PINKLEY, 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. 215 ON THE PLAN OF PHASE "E", LENOX VILLAGE OF RECORD IN PLAT AT INSTRUMENT NO. 20040109-0003952, 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 CHRISTI B. ADAMS AND HUSBAND, MATTHEW ADAMS BY WARRANTY DEED FROM WILLIAM P. GOINS AND WIFE, TRISHA SHRELL GOINS OF RECORD AT INSTRUMENT NO. 20080828-0088330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 25, 2008 AND RECORDED ON AUGUST 28, 2008.

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 7361 PAGE 230, AND INSTRUMENT NUMBERS 20040109-0003952, 20020315-0032826, 20020315-0032825, 20020412-0045831, 20020408-0042676 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 8340 Saint Danasus Drive, Nashville, Tennessee 37211
(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 12th day of April, 2013.

Christi B. Adams

Matthew Adams

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 12th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

~~Rudy Title & Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~

Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215