RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047197 DEEDWARR
Recvd: 06/06/13 09:54 2 pgs
Fees:13.00 Taxes:799.20
20130606-0057430

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2013
Notary Public
MY COMMISSION EXPIRES: 12-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon W. Adams and Vicki M. Adams	Primary Residential Mortgage, Inc	034 04 0 012.00
(NAME) 2309 East Hill Drive	(NAME) 4750 W. Wiley Posy Way, Ste. 200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Frank F Chalfont, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon W. Adams and Vicki M. Adams, husband and wife**, 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:

A 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. 28 on the Plan of North Hill Estates, Section III, of record in Book 3842, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank F. Chalfont, Married by deed from Jack K. Reese and wife Evelyn T. Reese dated 7/25/03 and filed of record in Instrument Number 20030729-0106473, said Register's Office.

THIS PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF THE GRANTOR NOR ANY OF GRANTOR'S FAMILY MEMBERS. GRANTOR RESIDES AT 1371 MORAN RD., FRANKLIN, TN 37069.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2309 East Hill Drive, 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, has 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 our hands this **31st** day of **May, 2013**

Frank F Chalfont

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Frank F Chalfont**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **May, 2013**

Notary Public

My commission expires: 3/15/15

