Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June 2013.

Notary Public
My commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

BILL GARRETT, Davidson County
Trans:T20130056971 DEEDWARR
Recvd: 07/03/13 14:39 2 pgs
Fees:13.00 Taxes:551.30

20130703-0069273

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn C. Hartsell	New Owner	094260E025
724 Spence Enclave Lane		
Nashville, TN 37135		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Flint C. Adam , married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shawn C. Hartsell and Jessica K. Hartsell, Joint Tenants with Right of Survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 25 on the Plan of Spence Enclave Townhomes, a Planned Unit Development of record in Instrument No. 20061115-0141672 and amended in Instrument No. 2006-1117-0142842, Instrument No. 20061213-0153595 20061115-0141672; 20080507-0047102; 20121116-0105801; 20100427-0031915; 20081423-0041404 and 200802202-0017508 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Flint C. Adam by deed from R J York Homes, LLC a Tennessee limited liability company of record in Instrument No. 20070919-0112349 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20061115-014672; 20061117-0142842; 20061213-0153595; 20061115-0141672; 20080507-0047102; 20121116-0105801; 20100427-0031915; 20081423-0041404 and 200802202-0017508 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 724 Spence Enclave Lane, Nashville,, Tennessee 37135

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of June, 2013.

Flint C. Adam

Jennifer Adam, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June, 2013.

Notary Public

My Commission expires: 2/22/15

FILE NO: 07708

Amy Cross Nance
State of Tennessee Notary Public
Williamson County