RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $66,700.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2013.

Rita B. Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-5-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5524 MCADAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John McAdams and Dana McAdams	John McAdams	042070A05700CO
875 Heritage Avenue	SAME	
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GWENDOLYN B. CLAYBROOKS, unmarried, AND SHARIFA CLAYBROOKS MUBANGA, married*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN W. MCADAMS AND DANA L. MCADAMS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 875 Heritage Avenue, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 28th day of June, 2013.

Gwendolyn B. Claybrooks

Sharifa Claybrooks Mubanga

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, GWENDOLYN B. CLAYBROOKS AND SHARIFA CLAYBROOKS MUBANGA, 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 Franklin, Tennessee, this 28th day of June, 2013.

Notary Public

My Commission Expires: 9/23/13

*joint tenants with right of surviviorship.

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20130058166 DEEDWARR
Recvd: 07/09/13 09:50 2 pgs
Fees:13.00 Taxes:246.05

20130709-0070700

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 220, REVISED PHASE TWO, HERITAGE SQUARE, as shown on plat of record in Plat Book 5200, Page 378, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Gwendolyn B. Claybrooks, unmarried to Gwendolyn B. Claybrooks and Sharifa Claybrooks Mubanga, as joint tenants with right of survivorship as recorded on the 5th day of December, 2007 in Instrument No. 20071205-0140893 and Warranty Deed from Mary C. Green, a single person to Gwendolyn B. Claybrooks, a single person as recorded on the 13th day of April, 1988 in Deed Book 7514, Page 918, in the Register's Office of Davidson County, Tennessee.

Sharifa Claybrooks Mubanga has never used this property as her marital residence.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PHASE TWO, HERITAGE SQUARE, as recorded in Plat Book 5200, Page(s) 378, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5752, Page 884 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Heritage Square Inc. recorded in Book 7894, Page 686.

f. Quitclaim Deed for Common Area recorded in Book 5947, Page 40.