WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062946 DEEDWARR
Recvd: 07/24/13 10:42 2 pgs
Fees:13.00 Taxes:592.00
20130724-0076409

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

BONNIE J. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Adams	Fifth Third Mortgage Company	141150b08200co
(NAME) 704 Stone Creek Court	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Cincinnati, OH 45227	
(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, I, Michael Shapiro, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica Adams and husband, Daniel H. 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, Tennessee, being Lot No. 266 on the Plan of Rolling River Estates, Phase III, of record in Book 5200, Page 81, Register's Office for said County.

SAID Lot No. 266 fronts 55.00 feet on the easterly side of the cul-de-sac of Stone Creek Court and extends back 177.56 feet on the northerly line and 103.79 feet on the southerly line to a dead line in the rear, measuring 166.20 feet thereon.

Being the same property conveyed to Michael Shapiro and wife, Emilia Shapiro, as tenants by the entirety, by deed of record in Book 8021, Page 563, Register's Office for Davidson County, Tennessee. Emilia Shapiro having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 704 Stone Creek Court, Nashville, TN 37221

(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 22nd day of July, 2013.

M. Shapiro

Michael Shapiro

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Shaprio, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3:08 pm, this 22nd day of July, 2013.

Commission expires:

Notary Public

KAREN CHEVALIER
Notary Public
Dekalb County
State of Georgia
My Commission Expires Apr 11, 2017

Return to:

Realty Title
206A Cool Springs Blvd., Ste 106
Franklin, TN 37067