BILL GARRETT, Davidson County
Trans:T20130074517 DEEDWARR
Recvd: 08/28/13 13:23 2 pgs
Fees:13.00 Taxes:932.40
20130828-0090857

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01488-15042

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sheridan J. Adcox
6324 Spera Pointe Crossing
Hermitage, TN 37076

SEND TAX BILL TO:
Farmington Financial Group, LLC
2002 Richard Jones Road, #300A
Nashville, TN 37215

Tax ID 098050B04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Pasi Kinturi and wife, Stephanie Kinturi,** has this day bargained and sold, and does hereby transfer and convey unto **Sheridan Adcox, married** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Baypointe Subdivision, Phase II of record in Instrument No. 20010608-0060679, 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 Pasi Kinturi and wife, Stephanie Kinturi by Deed from Landmark Homes of Tennessee, Inc. of record at Instrument No. 20030304-0028068, Register's Office for Davidson County, Tennessee, dated 2/25/2003 and recorded on 3/4/2003.

This is improved property known as 6324 Spera Pointe Crossing, Hermitage, TN 37067.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20010608-0060679, and restrictions in Instrument No. 200005100047337, 200007200071748 and 200106210065743, and encumbrances as may be shown of record in the office of the

Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of August, 2013.

Pasi Kinturi

Stephanie Kinturi

Stephanie Kinturi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Pasi Kinturi and Stephanie Kinturi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of August, 2013.

NOTARY PUBLIC

GREGG W. CLARK III STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires: 1/4/14

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $252,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 9-21-13

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON