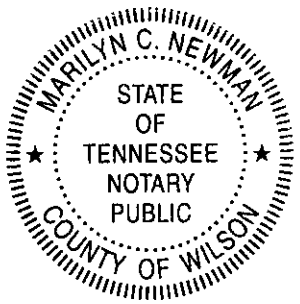
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130077861 DEEDWARR
Recvd: 09/09/13 12:05 2 pgs
Fees: 13.00 Taxes: 325.60
20130909-0094894



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

X Roger Dale Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2013.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 8-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tabitha Lynn Adams	GMFS, LLC	04212004100
(NAME)	(NAME)	
506 Charles Drive	7389 Florida Boulevard, Suite 200A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2617	Baton Rouge, FL 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clara J. Winfrey, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tabitha Lynn Adams and Roger Dale Adams, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 23 and the easterly 25 feet of Lot No. 24 on the Map of Lots at Madison, Tennessee, W. W. Gray Property, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Clara J. Winfrey, unmarried woman by Deed from Stephen P. Karponai and wife, Margaret L. Karponai, dated 01/30/2002 and filed for record on 02/07/2002 in Instrument 200202070017040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters as set forth per Book 974, Page 22, said Register's Office; (2) Area or content of the subject property is neither guaranteed nor insured.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 506 Charles Drive, Madison, TN 37115-2617
(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 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 my hand this 5th day of September, 2013.

Clara J. Winfrey

State of Tennessee
County of Davidson

Personally appeared before me Clara J. Winfrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2013.

Notary Public Marilyn C Newman
My Commission Expires: 10-27-13

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON