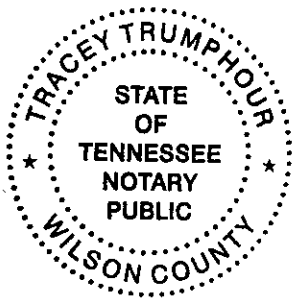
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20130092123 DEEDWARR
Recvd: 10/28/13 10:28 2 pgs
Fees:13.00 Taxes:196.10



20131028-0111744

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Michael Adams	Michael Adams	04411002500
(NAME)	(NAME)	
142 Lake Park Drive	142 Lake Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, we, **George Brian Dillingham and Wife, April Dawn Dillingham**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Adams and Jennifer Adams, Husband and Wife**, 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. 144 on the Plan of Section "A", Village of Old Hickory, as of record in Plat Book 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George Brian Dillingham and wife, April Dawn Dillingham by Deed from Harriett Enoch Fuller, dated 12/19/2003 and filed for record on 12/30/2003 in Instrument 200312300183525, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.

Charter of record in Book 8290, Page 865, said Register's Office.

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

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 126 Orchard Drive, Old Hickory, TN 37138
(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 our hands this 23rd day of October, 2013.

George Brian Dillingham by April Dawn Dillingham his atty in fact

April Dawn Dillingham

State of Tennessee
County of Wilson

On this 23rd day of October, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared April Dawn Dillingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of George Brian Dillingham, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument number *20131028-0111743, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April Dawn Dillingham the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of October, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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