BILL GARRETT, Davidson County
Trans:T20140020236 DEEDWARR
Recvd: 03/26/14 13:43 2 pgs
Fees:13.00 Taxes:1036.00
20140326-0024891

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14010108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Jaylee Norman
Affiant

Subscribed and sworn to before me, this 17th day of March, 2014.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Tara Jones
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine E Madden	New Owner	Tax Parcel ID No.
720 Branch Creek Road		103-10-0-020.00
Nashville TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Raymond Adams, III and Mary M Boykin n/k/a Mary Boykin Adams, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine E Madden, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brookside Courts Addition No. 3, of record in Plat Book 1835, Page 107 and amended in Book 5719, page 515, 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 Charles Raymond Adams, III and Mary M. Boykin, both unmarried, as tenants in common with rights of survivorship by Warranty Deed from James C. Slaughter, unmarried of record at Instrument No. 20110701-0050709, Register's Office for Davidson County, Tennessee, dated June 08, 2011 and recorded on July 01, 2011.

The execution of this instrument is effected by the signature of Mary Boykin Adams as Attorney-in-fact for Charles Raymond Adams, III, which Power of Attorney is recorded in Instrument No. 20140326-0024890, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 107 and amended in Book 5719, page 515, Register's Office for Davidson County, Tennessee.

Deed(s) of Easement for Driveway purposes of record in Book 5268, Page 676, Book 5279, page 754 and Book 5793, page 677, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 720 Branch Creek Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2014.

Charles Raymond Adams, III by Mary Boykin Adams as attorney in fact — Mary Boykin Adams

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Boykin Adams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Boykin Adams** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Charles Raymond Adams, III,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of March, 2014.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014