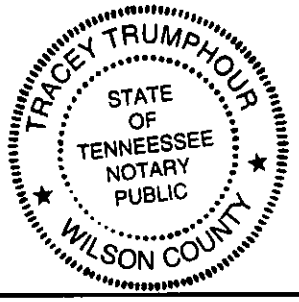
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014.

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 Fyrberg	Fidelity Bank dba Fidelity Bank Mortgage	053060A18000CO
(NAME)	(NAME)	
1744 Merritt Street	3 Corporate Sq, 7th Fl	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140033095 DEEDWARR
Recvd: 05/13/14 11:50 2 pgs
Fees:13.00 Taxes:451.03
20140513-0040873

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, **Sheridan Adcox and Stephen Adcox, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Fyrberg, a married man as his sole and seperate property**, 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. 180, on the plan of Phase One Waterford, as shown on plat of record in Plan Book 6900, Page 569, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sheridan Adcox, unmarried by Warranty Deed dated 10/31/2001 from Rose M. Antonacci, a widow of record in Instrument 20011109012336̲3, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 540, Book 6900, Page 569, said Register's Office.
Declaration of Restrictions of record in Book 7463, Page 294, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216, said Register's Office.
Restated Declaration of Covenants, Conditions and Restrictions of record in Book 8699, Page 462, and as amended in Book 9530, Page 185, said Register's Office.
Sanitary Sewer Easement of record in Book 1717, Page 30, said Register's Office.
Right of Way Easement of record in Book 2024, Page 225, said Register's Office.
All matters shown on the survey dated February 21, 1992 by Anderson-Delk & Associates prepared by James W. Clark, Registered Land Surveyor, TN RLS # 1445.

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 ☐

File No.: 01288-20266
SMG TN Warranty Deed

This is improved ☑ property, known as 1744 Merritt Street, 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 9th day of May, 2014.

Sheridan Adcox

Stephen Adcox

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 9th day of May, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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