WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Adams Jr. **Allison S. Adams**	**Farmington Mortgage, a Division of CapStar Bank**	**131-7-166**
(NAME) **4405 B Belmont Park Terrace**	(NAME) **2002 Richard Jones Road Suite 300 A**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Warren S. Goodrich Jr. and wife, Elisa S. Goodrich**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William C. Adams Jr. and Allison S. Adams, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 2-A of the Zone Lot Division of Lot 2 of the Resubdivision of Parcel No. 69 of Tupili Reddi Subdivision, recorded in Book 6200, Page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. The recording of Plat Book 6200, Page 583, amends the recording of Lot Two of the Resubdivision of Parcel No. 69 Tupili Reddi of record in Plat Book 6250, Page 650, RODC, Tennessee. Said property is also known as a portion of Lot No. 2 on the plan of the Resubdivision of Parcel No. 69 Tupili Reddi, of record in Book 6250, Page 650, said Register's Office.

Being the same property conveyed to Warren S. Goodrich, Jr. and wife, Elisa S. Goodrich by deed from Carolyn K. McClain, Trustee U/A/D February 25, 2002 of the Carolyn K. McClain Revocable Living Trust Agreement, dated April 20, 2010, of record in Instrument No. 20100421-0030168 Register's Office for Davidson County,

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4405 B Belmont Park Terrace, Nashville, TN 37215**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140043628 DEEDWARR
Recvd: 06/19/14 15:13 2 pgs
Fees:13.00 Taxes:1609.50
20140619-0053769

Witness our hands this 17th day of June, 2014.

Warren S. Goodrich Jr.

Elisa S. Goodrich

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren S. Goodrich Jr. and wife, Elisa S. Goodrich, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17TH DAY OF JUNE, 2014.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public