BILL GARRETT, Davidson County
Trans:T20140047078 DEEDWARRSP
Recvd: 07/02/14 09:06 3 pgs
Fees:18.00 Taxes:462.50
20140702-0058026

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Ralph McAdams, III 1257 Old Dickerson Pike Goodlettsville, TN 37072	New Owner(s)	033-00-0-281.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANZ J. SCHUBERT and wife, REBECCA W. SCHBUERT, residents of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these presents, transfers and conveys unto RALPH MCADAMS, III, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1257 Old Dickerson Pike, Goodlettsville, Davidson County, Tennessee 37072.

The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor only, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 1st day of July, 2014.

GRANTOR:

FRANZ J. SCHUBERT

REBECCA W. SCHUBERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, FRANZ J. SCHUBERT and REBECCA W. SCHUBERT, the within named bargainors, each a resident of the State of Tennessee, 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 seal, at Office in Goodlettsville, Tennessee, this 1st day of July, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00).

Ralph McAdams, III

Sworn to and subscribed before me, this 1st day of July, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Final Plat of W. E. Scott Subdivision Phase I Lowes Lane & Old Dickerson Pike, appearing as Instrument No. 20000615-0059906, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Franz J. Schubert and wife, Rebecca W. Schubert, by deed of record as Instrument No. 20000629-0064706, said Register's Office.