WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048960 DEEDWARR
Recvd: 07/09/14 13:46 2 pgs
Fees:13.00 Taxes:284.90
20140709-0060447

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2014.

_____
Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CITY OF DAVIDSON
MATTHEWS

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John McAdams	New Owner	Map & Parcel 042070a05600co
(NAME) 400 WARIOTO WAY #803	(NAME)	
(ADDRESS) ASHLAND CITY, TN 37015	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eulis E. Biggs and Mary N. Biggs, Trustees under the Biggs Revocable Living Trust, dated Januay 4, 2010, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John McAdams , 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:

BEING Lot No. 219, on the Plan of Revised Phase Two, Heritage Square, of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Eulis E. Biggs and Mary N. Biggs, Trustees, or their successors in trust, under the Biggs Revocable Living Trust, dated January 4, 2010, by deed from Eulis E. Biggs and Mary N. Biggs of record in Instrument 20100212-0010944, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5752, Page 884, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 5200, Page 378, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 871 Heritage Circle, Madison, TN 37115
(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.

Witness my hand this 3rd day of July, 2014.

EULIS E. BIGGS AND MARY N. BIGGS, TRUSTEES
UNDER THE BIGGS REVOCABLE LIVING TRUST,
DATED JANUAY 4, 2010

Mary N. Biggs
Trustee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary N. Biggs as Trustee of Biggs Revocable Living Trust, dated January 4, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 3rd day of July, 2014.

Notary Public

FRANKLIN MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

5-3-16