Davidson County DEEDWARR
Recvd: 07/15/14 08:42 3 pgs
Fees:18.00 Taxes:884.30
20140715-0062113

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,000.00.

Affiant

Subscribed and sworn to before me on July 11th, 2014

NOTARY PUBLIC
My Commission Expires: 4/23/15

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew and Rachel Adams 7809 Harpeth View Dr. Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	156-01-0-B-0440.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Beth Cole and husband, Seth Cole, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto Matthew Adams and Rachel Adams, husband and wife, hereinafter called "GRANTEES," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Harpeth View Subdivision, of record in Book 6900, page 319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Beth Cole and husband, Seth Cole by deed from Michael L. Gilliland, Jr. and wife, Suzanne Gilliland, dated June 15, 2007, recorded July 6, 2007, of record in Instrument No. 20070706-0080460, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7809 Harpeth View Drive, Nashville, TN 37221.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on July 9, 2014.

Mary Beth Cole

Mary Beth Cole

Seth Cole

STATE OF GEORGIA
COUNTY OF Whitfield

On July 9th, 2014, before me personally appeared Mary Beth Cole and Seth Cole to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 9th, 2014.

Heather M Blair
NOTARY PUBLIC

My Commission Expires: 3-6-16

HEATHER M. BLAIR
NOTARY PUBLIC
Comm. Exp.
GEORGIA
MAR. 6, 2016
WHITFIELD COUNTY, GA

I, Heather Wheeler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Heather Wheeler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/17

