(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Sarah K Adams
Affiant

Subscribed and sworn to before me, this 15th day of August, 2014

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140060685 DEEDWARR
Recvd: 08/18/14 10:15 2 pgs
Fees:13.00 Taxes:555.00

20140818-0074445

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah K. Adams		
(NAME)	(NAME)	(MAP)
1431 Green Hill Boulevard	New Owner	13108005100
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Ira T. Adams, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sarah K. Adams, unmarried, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING part of Lot No. 1 on the Map of W.W. Dillon and Company's Subdivision of Tony Sudekum's farm, as of record in Bok 421, page 161, Register's Office for said County, described according to a survey made by Pete Meyer, Surveyor, January 8, 1946, as follows:

BEGINNING in the easterly margin of Granny White Pike, at the southwest corner of Lot No. 1; thence with the easterly margin of said Pike, north 20 degrees east 400 feet to a point 40 feet south of the northwest corner of Lot No. 1; thence south 89 degrees east 581 feet; thence south 1-1/2 degree west 125 feet to a point 25 feet west of the spring house; thence south 1-1/2 degrees west 305 feet to a point in the south margin of Lot No. 1 and the north line of the Sharber property; thence north 86 degrees 15' west 581 feet to the easterly margin of Granny White Pike, the point of beginning.

BEING the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from James F. Holt and wife, Elnora A. Holt, of record in Book 3100, page 562, Register's Office for Davidson County, Tennessee. The said Martha S. Adams having since died leaving the subject property vested solely in Ira T. Adams.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1132 Granny White Court, Nashville, Tennessee

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/our hand(s) this 15th day of August, 2014.

Ira T. Adams by Larry Adams, Attorney in Fact

Ira T. Adams by Larry Adams as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Larry Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Ira T. Adams, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ira T. Adams, the bargainor, by the said Larry Adams, as Attorney in Fact as authorized by Power of Attorney executed by Ira T. Adams of record in Instrument No. 20110826-0065976, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of August, 2014.

Notary Public

My Commission Expires: 1/9/2016