BILL GARRETT, Davidson County
Trans:T20140060685 DEEDWARR
Recvd: 08/18/14 10:17 2 pgs
Fees:13.00 Taxes:1665.00

20140818-0074447

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

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

Notary Public

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

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Steve E. Adams		13112007600
(NAME)	(NAME)	(MAP)
1431 Green Hill Boulevard	New Owner	11814004300 11604003200
(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 Steve E. Adams and wife, Jeanine Adams, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT 1:

LAND in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 25 on the plan of Zenaida Place, not of record, and more particularly described as follows:

BEGINNING at a point in the center of Battery Lane South 87-1/2 deg. East 633.4 feet, more or less, from the point of intersection of the center lines of Battery Lane and Glendale Park Road, now Scenic Drive, said beginning point being the southwest corner of property conveyed to Grady V. Coleman and wife, by deed of record in Book 3852, page 798, Register's Office for said County, and being North 87-1/2 deg. West 450.1 feet from the southeast corner of Lot No. 25 and the southwest corner of Lot No. 26 of Zenaida Place; thence with the said Grady V. Coleman property line North 1 deg. 15' West 425 feet to an iron pin, said iron pin being North 87-1/2 deg. West 493.4 feet from the northwest corner of Lot No. 26 on said plan; thence with the common boundary between Lot No. 25 and Lot No. 24 on said plan North 87-1/2 deg. West 100 feet to an iron pin; thence with the easterly boundary of the Granville E. Horton, et al., property South 10 deg. West 127.1 feet to a stake at the northwest corner of a shed; thence with the west side of the shed last mentioned and continuing with a fence and the said Horton property line South 5 deg. East 301 feet to a point in the center line of Battery Lane; thence with said center line of Battery Lane South 87-1/2 deg. East 105.3 feet to the point of beginning.

BEING the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by Installment Deed from James A. Starkey, Jr. and wife, Mary Katherine Starkey, of record in Book 4682, page 28, Register's Office for Davidson County, Tennessee. The said Martha S. Adams having since died leaving the property vested solely in Ira T. Adams.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Caldwell Court, as of record in Book 2854, Page 74, Register's Office for said County.

SAID Lot fronts 140.56 feet on the westerly side of Caldwell Court, as measured around a curve, and runs back 210.1 feet on the north line and 260 feet on the south line, to a dead line in the rear on which it measures 29 feet.

BEING part of the property conveyed to Ira T. Adams by Deed from Harold E. Ingraham and wife, as of record in Book 2957, page 365, and by deed from J. Carl Cooper and wife, Crystal S. Cooper, of record in Book 2960, page 15, Register's Office for Davidson County, Tennessee.

TRACT 3:

BEING Lot No. 59 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

SAID Lot No. 59 fronts 100 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by Warranty Deed from Mrs. Addie B. Hartman of record in Book 3313, page 443, Register's Office for Davidson County, Tennessee. The said Martha S. Adams having since died leaving the 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: 1038 Battery Lane; 3607 Caldwell Court; and 189 Kenner Avenue, 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.

TRANFORD NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: 1/9/2016