Davidson County	DEEDWARR
Recvd: 10/08/14 15:59	3 pgs
Fees:18.00 Taxes:347.80	
20141008-0093559	

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Comm. Expires 8-27-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00.

Ruth B Mitchell
Affiant

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

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brandon D. Adams and Roger Adams 505 Pima St. Madison, TN 37115	PrimeLending, a PlainsCapital Company 17330 Preston Road, Suite 160B Dallas, TX 75252	-04212003700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Lucille Spears, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon D. Adams, an unmarried man, and Roger Adams, a married man, as joint tenants with rights of survivorship**, 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:

Property known as 505 Pima St. Madison, TN 37115, County of Davidson

Land in the 11th Civil District of said County, being Lot No. 31 and the westerly half of Lot No. 32 on the subdivision of W.W. Gray's Plan of lots of Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for said County. Said Lot No. 31 and part of Lot No. 32 front together 150 feet on the southerly side of Walnut Avenue and extends back 143 feet on the westerly line and 144.5 feet, more or less, on the easterly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Mary Lucille Spears by deed from Vernon Eli Spears dated 4/24/1984, filed of record in Book 6316, Page 519, said Register's Office.

Durable Power of Attorney for Mary Lucille Spears filed of record in Instrument No. 20140811-0071933, said Register's Office.

Tax Map and Parcel ID is as follows 04212003700

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 505 Pima St., Madison, TN 37115

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 unemcumbered, 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 October, 2014.

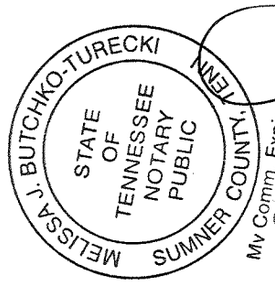
Mary Lucille Spears by Linda Gillem Dean, Attorney-in-fact

Mary Lucille Spears
By: Linda Gillem Dean, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **3rd day of October, 2014,** before me, appeared **Linda Gillem Dean,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Mary Lucille Spears**, and that said instrument was signed in behalf of the said **Mary Lucille Spears**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.



Notary Public
My commission expires:

True Copy Certification

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

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

