WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033442 DEEDWARR
Recvd: 05/01/15 13:57 2 pgs
Fees:13.00 Taxes:1128.50
20150501-0039573

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward A. Adelman Jr.	Peoples Home Equity	155160A20700CO
(NAME)	(NAME)	
7009 Meadow Ridge Cir.	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Sally G. Higgs and Melissa H. Geno,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward A. Adelman Jr., unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Traceside , Section Eight, as shown on survey and plat of same appearing of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Sally G. Higgs and Melissa H. Geno, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, recorded on January 1, 2015, of record in Instrument Number 20150123-0006864, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 7009 Meadow Ridge Cir., Nashville, TN 37221
(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/our hands this 30th day of April, 2015.

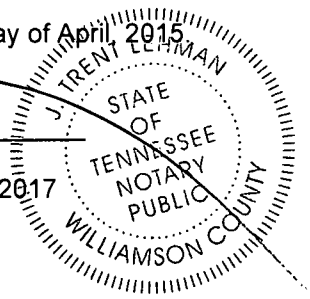
Sally G. Higgs

Melissa H. Geno

State of Tennessee
County of Williamson

Personally appeared before me Sally G. Higgs and Melissa H. Geno, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10350