BILL GARRETT, Davidson County
Trans:T20150053079 DEEDWARR
Recvd: 07/01/15 12:30 2 pgs
Fees:13.00 Taxes:1202.50
20150701-0063697

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public

My commission expires: March 8, 2016

(Notary Stamp)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Natalia Olejnik	**New Owner**	**Map\Parcel: 141-15-0D-108.00-CO**
8012 Claytie Circle		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Lisa K. Adams and Michael A. Adams, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalia Olejnik, an unmarried woman

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. 108 on the Plan of Final P.U.D. Plan of "Sheffield" on the Harpeth, Phase II of record in Plat Book 6900, Page (s) 410 and 411, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property .Being the same property conveyed to Lisa K. Adams and Michael A. Adams, wife and husband by Warranty deed from Nicholas A. Scholz and Beth A. Scholz, husband and wife of record in Instrument No. 20121029-0098670 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 29, 2012.
Being also known as 8012 Claytie Circle Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 410 and 411, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7145, Page 964 and Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Boundary Survey Plat of record in Plat Book 6900, Page 395, Register's Office for Davidson County, Tennessee.
Charter of record in Book 6939, Page 983, in the Register's Office for Davidson County, Tennessee.
Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowner's Association, Inc. of record in Book 8276, Page 238, in the Register's Office for Davidson County, Tennessee.
Easement for water line granted to Harpeth Valley Utilities District of record in Book 5738, Page 829, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4136, Page 525, in the Register's Office for Davidson County, Tennessee.
TVA Easement and Right of Way of record in Book 4279, Page 731, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 8012 Claytie Circle 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 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 30th day of June, 2015.

Lisa K. Adams

Michael A. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Lisa K. Adams and Michael A. Adams the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

My Commission Expires: 1-8-19

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JACQUELLA IKARD

File #: **315105CI**