WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Stokes	Finworth Mortgage, LLC, an InsBank Company	064-09-0-219.00
(NAME)	(NAME)	
4237 Brackenwood Drive	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WILLIAM D. ADAMS AND LORAINNE ADAMS, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEBORAH STOKES, A SINGLE 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(s) 59, as shown on the map entitled Southfork Section One, of record in Plat Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM D. ADAMS, by deed from BILLY E. ADAMS, of record in Instrument No. 20060817-0101496, dated August 15, 2006, said Register's Office. Being further conveyed to WILLIAM D. ADAMS and LORAINNE ADAMS, husband and wife, by deed from WILLIAM D. ADAMS JOINED BY HIS WIFE, LORAINNE ADAMS, of record in Instrument No. 20070117-0006656, dated November 27, 2006, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4237 Brackenwood Drive, Old Hickory, TN 37138
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20150056400 DEEDWARR
Recvd: 07/13/15 11:22 2 pgs
Fees:13.00 Taxes:636.40
20150713-0067760

Witness our hands this 10th day of July, 2015.

William D. Adams

Lorraine Adams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William D. Adams and Lorraine Adams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY