Return To: 15-0338
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150066054 DEEDWARR
Recvd: 08/10/15 09:56 2 pgs
Fees: 13.00 Taxes: 610.50
20150810-0079410

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 3-7-16
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William E. Workman	Community Trust Bank	Parcel ID:
3712 Anderson Road	1800 Hudson Lane, Ste 2A	13607000300
Nashville, TN 37217	Monroe, LA 71201	

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

Robert F. Adams and wife, Edna M. Adams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William E. Workman
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. 37, Priest Lake Park, Section Two, of record in Plat Book 4175, pages 56, 57, and 58, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert F. Adams and wife, Edna M. Adams by deed from James J. Payne and wife, Ruby N. Payne, of record in Instrument 20020404-0040818, dated March 29, 2002, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4317, page 17, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Pages 56, 57 and 58, said Register's Office; (3) Driveway Easement in Book 4627, Page 651, and Instrument 20020404-0040819, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3712 Anderson Road, Nashville, TN 37217

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 our hands this 31st day of July, 2015.

Robert F. Adams

Edna M. Adams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Adams and Edna M. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2015.

My Commission Expires: 8/03/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.