WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

x Ricky D. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV 3, 2015

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy C. Adams and Ricky D. Adams	SAME	
(NAME)	(NAME)	
5723 Chadwick Lane		160-16-A 26.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **BARBARA J. MONTGOMERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY C. ADAMS AND RICKY D. ADAMS, WIFE AND HUSBAND,** 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. 17 on the Plan of Montgomery Place Subdivision, Section II, of record in plat Book 7900, Page 922, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to F. Don Montgomery, Jr. and Barbara J. Montgomery by Quitclaim Deed from Fred D. Montgomery and Gladys G. Montgomery and Walter F. Aiken and Wanda M. Aiken, of record in Book 9644, Page 135, Register's Office for Davidson County, Tennessee. F. Don Montgomery, Jr. has since died, vesting title in Barbara J. Montgomery as the surviving tenant by the entirety.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Book 7900, Page 922, said Register's Office; Restrictive covenants of record in Book 9307, Page 681, said Register's Office; Charter of record in Book 9307, Page 676; and Easements of record in Book 6820, Page 489, Book 8175, Page 804, Book 7322, Page 341, 326, and 344, Book 6994, Page 909, Book 11196, Page 83 and Book 7859, Page 371,said Register's Office.

unimproved
This is improved x property, known as 5723 Chadwick Lane, Brentwood, TN 37027
(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.

BILL GARRETT, Davidson County
Trans:T20150068863 DEEDWARR
Recvd: 08/17/15 10:46 2 pgs
Fees:13.00 Taxes:1701.63
20150817-0082282

Witness my hand this 14th day of August, 2015.

Barbara J. Montgomery

BARBARA J. MONTGOMERY

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 Barbara J. Montgomery, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015