BILL GARRETT, Davidson County
Trans:T20150071364 DEEDWARR
Recvd: 08/24/15 11:02 2 pgs
Fees:13.00 Taxes:1343.10
20150824-0085110

WARRANTY DEED

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$363,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2015.

Notary Public

My commission expires: 3/14/16

(AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard McAdams	**Same**	**1820006300**
9649 Boswell Ct.		
Brentwood TN 37027		

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, I,

Richard T. Resha, Jr.

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

Richard McAdams

HEREINAFTER CALLED THE GRANTEE, HIS 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 in the 5th, formerly the 6th District of said Civil District of said County and State, being Tract No. 7 on the survey for the Division among the heirs of the D.S. Smith Farm, and described according to said survey made by Geo. W. Watkins, Surveyor, November 28, 1952 as follows:

Beginning at a point 1084 feet south of an old stone wall along the north margin of Wrenco, Cain Ridge Road, now known as Old Hickory Boulevard, being the SE corner of the property conveyed to Harvey C. Smith, thence southerly 1096 feet to the NE corner of a 1-acre cemetery lot; thence with the same, N 89° 45' W 205 feet; thence southerly 212 feet to a point in the north line of the Covington property; thence westerly 226 feet to a point, the SE corner of Tract No. 6 conveyed to Creola Smith Walkup; thence with her line, N 3° 15' E 1306 feet to a point at the SW corner of the Harvey C. Smith property above mentioned; thence with his line, S 89° 45' E 433 feet to the beginning, containing 12 acres, more or less. Together with an easement and right of way over and across the following described property: Being a part of Tract No. 2 on the survey for the Division among the heirs of the D. S. Smith Farm, and described according to said survey made by George W. Watkins, Surveyor, November 26, 1952, as follows:

Beginning at a point in an old stone wall along the north margin of Wrenco, Cane Ridge Road, now Road, now known as Old Hickory Boulevard, said point being the NW corner of the property conveyed to Harvey C. Smith by deed from Matilda P. Smith, as of record in Book 2856, page 167, Register's Office for said County; thence S 86° 20' E 20 feet to a point; thence southerly 1110 feet, more or less, to a point, which is on the south boundary of the tract of land belonging to Harvey C. Smith hereinabove described;

thence N 89° 45' W 20 feet to a point; which is the SW corner of the property belonging to Harvey C. Smith; thence N 3° 15' E 1110 feet to the point of beginning.

BEING the same property conveyed to Richard T. Resha, Jr. by deed of record in Instrument Number 20150522-0047253, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the electrical permit of record in Book 7869, page 810, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

THIS property was never used by the Grantor as a marital residence.

This is improved (X) Unimproved (____) property, known as **13609 Old Hickory Blvd., Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. The GRANTOR covenants with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **20th** day of **August, 2015.**

Richard T. Resha Jr.

Richard T. Resha, Jr.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Richard T. Resha, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **August, 2015.**

Mark S. Moore

Notary Public

My Commission Expires: 12-06-2018

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY