Davidson County DEEDWARR
Recvd: 09/17/15 15:52 3 pgs
Fees:18.00 Taxes:606.80
20150917-0094701

WARRANTY DEED

Heather Lee
State of Tennessee
Notary Public
Rutherford Co.
Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2015.

Heather Lee
Notary Public:

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

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:
Leslie McAdoo	Regions Bank dba Regions Mortgage	Parcel ID:
3104 Windsail Trail	2050 Parkway Office Circle	150160A01800CO
Antioch, TN 37013	Birmingham, AL 35244	

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

R. Dale Willett, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Leslie McAdoo, unmarried man, and Jacquelyn A. Gleaves, unmarried woman, as joint tenants with rights **
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:

****of survivorship**

BEING all of Lot No. 28 on the Plan of Final Plat, Section One, Windhaven Shores, "A Cluster Lot Subdivision" of record in Instrument 20030219-0021779, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to R. Dale Willett by deed from Classic Homes BOS, L.P., of record in Instrument 20031222-0181513, dated December 19, 2003, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20030219-0021585 and Instrument 20030219-0021586, 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 Instrument 20030219-0021779, said Register's Office; (3) Sewer Line System in Instrument 20011029-0117537, said Register's Office; (4) Storm Water Detention Agreement in Instrument 20020603-0066392 and Instrument 20030218-0020742, 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 3104 Windsail Trail, 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 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 my hand this 17th day of September, 2015.

R. Dale Willett
R. Dale Willett

Return To: 15002650
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

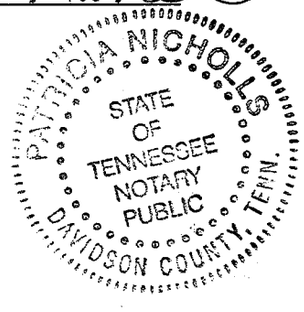
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Dale Willett, 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 17th day of September, 2015.

My Commission Expires: 8/23/16

Notary Public



True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

