WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

R. L. MOOR DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaitlyn Vieira	Franklin American Mortgage	
(NAME)	(NAME)	
112 Ray Avenue	501 Corporate Centre Dr # 400	053160308.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David Carl Adams, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kaitlyn Vieira and Mitchell Law, both unmarried, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 Tract No. 1, on the Boundary Division of Mary Adams Property, of record in Instrument No. 20060505-0052584 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of Meadow Street and Ray Street thence in a Northwesterly direction 93.75 feet on the Northeasterly margin of Meadow street to a point at the common corners of Lot 1 and Lot 2 of the Mary Adams Property, thence in a Northeasterly direction, 177.61 feet, to a point at the Northeasterly corners of said Lots 1 and 2, thence in a Southeasterly direction 93.88 feet to a point in the Northwest margin of Ray Street, thence along the Northwest boundary of Ray Street Southwesterly 178.25 feet to the point of beginning.

Being the same property conveyed to David Carl Adams, un-married by Quitclaim Deed from Mary Lefevre Adams, a married woman, dated 9/7/2006, recorded 9/11/2006 of record in Instrument No. 20060911-0112181, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20060505-0052584, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20150084522 DEEDWARR
Recvd: 10/05/15 11:23 2 pgs
Fees:13.00 Taxes:573.50

20151005-0101059

File No.: 01288-27794
SMG TN Warranty Deed

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.

unimproved ☐

This is improved ☑ property, known as 112 Ray Avenue, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of September, 2018.

David Carl Adams

State of Tennessee
County of Wilson

Personally appeared before me David Carl Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2015.

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122