WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086540 DEEDWARR
Recvd: 10/12/15 08:47 2 pgs
Fees:13.00 Taxes:740.00
20151012-0103441

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven R. Siler	New Owner	142-08-0A-031.00
(NAME) 113 Olympic Court	(NAME)	
(ADDRESS) Frankfort, KY 40601	(ADDRESS)	
(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, WE, **William C. Adams and Allison S. Adams, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven R. Siler, and wife and Meredith B. Siler, husband and wife**, 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:

The following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, Being Lot Unit No 31 on the Plan of Phase I, Coronada Town Home condominiums of record in Plat Book 4860, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with an undivided percentage interest in and to the common elements pertaining thereto.

Being the same property conveyed to William C. Adams and Allison S. Adams, husband and wife by Warranty Deed dated 04/01/2013 from Mary T. Meyer, an unmarried individual, filed for record on 04/04/2013 in Instrument No. 20130404-0033563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 117 Holly Forest, Unit 31, Nashville, TN 37221
(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.

Witness our hands this 28th day of September, 2015.

William C. Adams Jr

Allison S Adams

State of Tennessee

County of Davidson

On this 28th day of September, 2015, before me, a Notary public in and for said County and State, personally appeared Steven R. Siler and Meredith B. Siler, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019