STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160021911 DEEDWARR
Recvd: 03/17/16 11:20 2 pgs
Fees:13.00 Taxes:1023.05
20160317-0025384

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00.

x Alexander J. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2016.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-3994D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alexander J. Adams (NAME)	F & M Bank (NAME)	12-3-6
612 Gaylemore Drive (STREET ADDRESS)	P O Box 451 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Clarksville, TN 37041-0451 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lucy Waggoner Malone, now known as Lucy W. Sircy and Alan Sircy, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander J. Adams and Jennifer Adams, 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 12, Section Two, Grizzard Manor, as recorded in Plat Book 4660, Page 17, in the 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 Lucy Waggoner Malone from Michael Blair Malone by Quit Claim Deed dated September 30, 1982, in Book 5997, page 168 in the Register's Office for Davidson County, Tennessee.

Alan Sircy joins in the execution of this instrument to convey any interest he may have in the subject property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictive Covenants as recorded in Book 4689, page 381, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4660, page 17, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary pumps, service lines, ingress/egress purposes and appurtenances as recorded in Instrument No. 20021028-0131742, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 612 Gaylemore Drive, Goodlettsville, TN 37072.

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. Whenever 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 11th day of March, 2016.

Lucy Waggoner Malone Sircy

Lucy Waggoner Malone now known as Lucy W. Sircy

March 11, 2016
Date

Alan Sircy

March 11, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson } ~~&~~ and Alan Sircy

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Waggoner Malone now known as Lucy W. Sircy, ~~the~~ bargainor(s), 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, this 11th day of March, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066