BOX #14
G#28405-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047247 DEEDWARR
Recvd: 06/06/16 09:24 2 pgs
Fees:13.00 Taxes:1609.50
20160606-0056522

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$435,000.00.**

Jerry A Davis Jr
Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerry A. Davis Jr. and Margaret A. Adgent	**Bank of America, N.A.**	**10410002100**
3511 Gillespie Avenue	**P. O. Box 650070**	
Nashville, TN 37205	**Dallas, TX 75265-0070**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony Adgent and wife, Mary Beth Adgent

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

Jerry A. Davis Jr. and Margaret A. Adgent, 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 Davidson County, Tennessee, being part of Lot No. 19 on the Plan of Jo's Warner's Subdivision, as of record in Book 332, Page 154, Register's Office for said County, described as follows:

BEGINNING in the southerly margin of Gillespie Avenue at a point 20 feet easterly from the corner of Lot Nos. 19 and 20; and running thence with the southerly margin of said Avenue eastwardly 60 feet; thence, southwardly 187 feet to a point in the South line of said Lot No. 19, 84 feet easterly from the corner of said Lot Nos 19 and 20; thence, westwardly 63 feet to a point 21 feet easterly from the corner of said two lots; thence, northwardly 187 feet to the BEGINNING.

BEING the same property conveyed to Anthony Adgent and wife, Mary Beth Adgent, by Warranty Deed dated May 23, 1983, from Mary Elinor O'Connell, of record in Book 6062, Page 978, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Page 154, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **3511 Gillespie Avenue, Nashville, TN 37205**.

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 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/our hand(s) this **3rd** day of **June, 2016.**

Anthony Adgent

Mary Beth Adgent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anthony Adgent and wife, Mary Beth Adgent,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **June, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY