BILL GARRETT, Davidson County
Trans:T20160055455 DEEDWARR
Recvd: 06/29/16 11:56 2 pgs
Fees:13.00 Taxes:451.03
20160629-0066375

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $121,900.00.

Affiant

File Number: 1605225

Return to:

Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 24th day of June, 2016.

Notary Public
My Commission Expires: 12/16/18

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
David D'Antona, an unmarried man	Farmington Mortgage	150 09 0 141.00
3243 Luann Drive	2002 Richard Jones Road Ste. 300A	
Antioch, TN 37013	Nashville, TN 37215	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas Aaron Adams and Tonya Michelle Adams, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David D'Antona, an unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 18A, Zone Lot Division of Lots 15-18, Cherry Hills, Section 12, as of record in Book 6200 at Page 342, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas Aaron Adams and Tonya Michelle Adams, husband and wife, by Special Warranty Deed from Federal National Mortgage Association, dated November 28, 2011, of record in Instrument No. 20120104-0000911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 3243 Luann Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of June, 2016.

Douglas Aaron Adams
Douglas Aaron Adams

by Tonya Michelle, Attorney in Fact
By: Tonya Michelle Adams, Attorney-in-fact

Tonya Michelle Adams
Tonya Michelle Adams

State of Tennessee

County of ~~Rutherford~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tonya Michelle Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Douglas Aaron Adams and that she is authorized by Douglas Aaron Adams to execute this instrument on his behalf.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand and official seal at Murfreesboro, Tennessee, this 24h day of June, 2016.

Notary Public at Large

My commission expires: 10/24/17

State of Tennessee
County of ~~Rutherford~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tonya Michelle Adams, husband and wife with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 24th day of June, 2016.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY