WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 11463

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ADS of South Florida, LLC	ADS of South Florida	05011004200
(NAME)	(NAME)	
3305 Hawkwood Ln.	PO Box 120726	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vernell X. Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ADS of South Florida, LLC,** 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 Lot No. 611 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee, to which legal reference is hereby made for a more complete description.

Being the same property conveyed to Vernell X. Moore, by deed of record in Instrument No. 20031103-0161001 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3305 Hawkwood Ln., Nashville, TN 37207
(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.

BILL GARRETT, Davidson County
Trans:T20160093442 DEEDWARR
Recvd: 10/24/16 09:27 2 pgs
Fees:13.00 Taxes:360.75
20161024-0111870

Witness my/our hands this 19th day of October, 2016.

Vernell X. Moore

Vernell X. Moore

State of Tennessee
County of Williamson

Personally appeared before me Vernell X. Moore, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2016.

Notary Public
My Commission Expires:

File No.: 11463

