BILL GARRETT, Davidson County
Trans:T20160101342 DEEDWARR
Recvd: 11/16/16 13:40 2 pgs
Fees:13.00 Taxes:550.21
20161116-0120940

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $148,706.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of November, 2016.

NOTARY PUBLIC

My commission expires: 3-27-

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven D. Addis	SAME AS NEW OWNER	086-03-0-056.00
(NAME)	(NAME)	
PO Box 157		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robert A. Addis and Debora J. Addis, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven D. Addis, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled the Plan of Ridgemere Subdivision, of record in Book 6250, pages 937-939, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT A. ADDIS, UNMARRIED, by deed from RANDY SHOOK, A MARRIED PERSON, of record in Book 10162, page 74 , dated August 15, 1996 , said Register's Office. Being further conveyed to ROBERT A. ADDIS AND WIFE, DEBORA J. ADDIS, by Quitclaim Deed record in Book 10657, page 842, dated October 2, 1997, said Register's Office. Being further conveyed to ROBERT A. ADDIS AND WIFE, DEBORA J. ADDIS, TRUSTEES OF THE ADDIS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D, JUNE 6, 2000, of record in Instrument No. 20000607-0056940, dated June 6, 2000, said Register's Office. Being further conveyed to ROBERT A. ADDIS AND DEBORA J. ADDIS , HUSBAND AND WIFE, of record in Instrument No. 20030728-0104683, dated May 23, 2003, said Register's Office.

This property is __unimproved _X_improved property known as: 1744 Ridgemere Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same

is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of November, 2016.

Robert A. Addis

Robert A. Addis

Debora J. Addis

Debora J. Addis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Addis and Debora J. Addis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122