BILL GARRETT, Davidson County
Trans:T20170003555 DEEDWARR
Recvd: 01/13/17 08:58 2 pgs
Fees:13.00 Taxes:804.75
20170113-0004056

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2016.

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires July 8, 2019

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Houston Thomas Lea Ann Courter Bates 2745 Fleet Drive Hermitage, TN 37076	USAA Federal Savings BK 10750 McDermott Freeway San Antonio, TX 78288	86-14-B-89.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Audrey Hale Adams and Cory Adams, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Houston Thomas and Lea Ann Courter Bates, 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 Lot No. 39 on the Final Plat of Fleetwood Subdivision, Phase Two, as shown by plat of record in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Audrey Hale, unmarried by Warranty Deed from Gwendolyn Dabbs Parker and Christopher Parker, wife and husband, dated November 20, 2009, recorded December 8, 2009, of record in Instrument No. 20091208-0112245, Register's Office for Davidson County, Tennessee.

Cory Adams joins in the conveyance for the express purpose of relinquishing all his rights, title and interest to said property, marital or otherwise.

This is improved property located at: 2745 Fleet Dr., Hermitage, TN 37076

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

xAA

xCA

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2016.

x _____
Audrey Hale Adams

x _____
Cory Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Audrey Hale Adams and Cory Adams**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2016.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

x _____
Notary Public
My Commission expires: 2/25/20