# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,948.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 4-20-2017.

(AFFIX SEAL)

**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 |
|---|---|---|
| Maria Adleman | Regions Mortgage | 171-03-0A-220.00.CO |
| (NAME) | (NAME) | |
| 124 Carriage Ct | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Birmingham AL 35244 | |
| (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, , **Daniel Haggerty,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Adleman,** 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 Unit No. 13, on the plan of Townhomes of Fredericksburg, Phase Two, Section Five, a Horizontal Property Regime (Private Element), as shown on plat of record in Plat Book 9700, Page 578, as revised in Plat recorded in Instrument No. 20000804-0077800 entitled "Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg" in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel Haggerty, by Warranty Deed of record in Instrument No. 20070507-0054394, said Register's office.

unimproved ☐

This is improved ☑ property, known as 124 Carriage Court, Nashville, TN 37027
(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:T20170004339 DEEDWARR
Recvd: 01/17/17 13:46 2 pgs
Fees:13.00 Taxes:1054.31
20170117-0004902

Witness my/our hands this 13th day of January, 2017.

Daniel Haggerty

State of Tennessee
County of Williamson

Personally appeared before me Daniel Haggerty, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2017.

Notary Public
My Commission Expires: 7/2/18

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 11671

Vanderpool and Pearman
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Franklin, TN 37067
(615) 771-9800