29338-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007220 DEEDWARR
Recvd: 01/25/17 11:57 2 pgs
Fees:13.00 Taxes:795.50
20170125-0008144

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William E. Adams	**Farmington Mortgage, a div of CapStar Bank**	**Map 142-03-0 Parcel 038.00**
6607 Fox Hollow Road	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37205	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert C. Vowels, Jr., married, and Scott Anthony Vowels, married, as devisees under the Last Will and Testament of Mary M. Vowels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Adams, unmarried

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. 376 on the Plan of Walnut Hill Manor, Section I, of record in Plat Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Robert C. Vowels and wife, Mary M. Vowels by Deed dated October 5, 1978 from J.C. Adams and wife, Marion F. Adams and W.E. Adams and wife, Annetta R. Adams, of record in Book 5347, Page 477, Register's Office for Davidson County, Tennessee. The said Robert C. Vowels having died on September 15, 2014. The said Mary M. Vowels having died on April 4, 2015. The said property was devised to Robert C. Vowels, Jr. and Scott Anthony Vowels by The Last Will and Testament of Mary M. Vowels, of record in Docket No. 15P-735, in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantors' spouses.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4460, Page 108, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **709 Wagon Drive, Nashville, TN 37221**

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 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.

Witness my/our hand(s) this **24th** day of **January, 2017.**

Robert C. Vowels, Jr., Devisee under the Last Will and Testament of Mary M. Vowels

Scott Anthony Vowels, Devisee under the Last Will and Testament of Mary M. Vowels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert C. Vowels, Jr. and Scott Anthony Vowels, Devisees under the Last Will and Testament of Mary M. Vowels** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **January, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exoires 07-03-2017