BILL GARRETT, Davidson County
Trans:T20170008828 DEEDWARR
Recvd: 01/31/17 08:47 2 pgs
Fees:13.00 Taxes:514.30
20170131-0009974

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jason B. Adams, unmarried and Shawn Adams, unmarried have this day bargained and sold and does hereby transfer and convey unto Victoria Nicole Womble, unmarried, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of First Revision, Larchwood, Phase One, Section Three of record in Plat Book 6200, Page 697, Register's Office for Davidson County to which plan reference is hereby made for a more complete and accurate description of the property.

BEING the same property conveyed to Jason B. Adams, and wife Shawn Adams, by DEED CREATING TENANCY BY THE ENTIRETIES, from Jason B. Adams, recorded 10/24/16, in Instrument Number 20161024-0112212, further being the same property conveyed to Jason B. Adams, a married man by QUITCLAIM DEED from Jason B. Adams, and spouse, Shawn Adams, recorded 07/02/14, in Instrument Number 20140702-0058506, and further being the same property conveyed to Jason B. Adams, a single man, by WARRANTY DEED from Michael L. Cowan, unmarried, recorded 07/05/07, in Instrument Number 20070705-0079827, Register's Office for Davidson County, Tennessee. Jason B. Adams and Shawn Adams have since divorced.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Victoria Nicole Womble, unmarried, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 26th day of January, 2017.

Jason B. Adams

Shawn Adams

Shawn Adams

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jason B. Adams and Shawn Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of January, 2017.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of January, 2017.

Dana Delworth
NOTARY PUBLIC

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Map & Parcel No.: 96-16-A-63CO

Name and address of new owner:
Send tax bills to:
Victoria Nicole Womble
218 Lakebrink Drive
Nashville, TN 37214