THIS INSTRUMENT WAS PREPARED BY:
EMILY C. GREEN, BPR #033317
The Fleming Law Firm & Mediation Center
405 Two Mile Pike, Goodlettsville, TN 37072
(615) 859-9665 *office* | (615) 851-9666 *fax*
(From Information Supplied: No Title Examination)

BILL GARRETT, Davidson County
Trans:T20170013454 DEEDQC
Recvd: 02/14/17 10:50 2 pgs
Fees:12.00 Taxes:0.00
20170214-0015288

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
AFFIANT

Sworn and subscribed before me, this the ____ day of _____ 2017.

_____
Notary Public

_____
My Commission Expires

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
David Wayne Adams Amanda Gloria Adams 311 Hitt Lane Goodlettsville, TN 37072	United Morgagee Servicing Corp. 3200 Pacific Avenue Virginia Beach, Virginia 23451	18-11, 9

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ELMER LEE ADAMS, et ux, PEGGY ADAMS**, conveys and quitclaims unto **DAVID WAYNE ADAMS and AMANDA GLORIA ADAMS**, their successors, heirs, and assigns, all of their right, title and interest, marital or otherwise, in and to the following described real property of record in instrument no. A96957, Record Book 1461, Pages 629-630, Register's Office for Davidson County, Tennessee, to wit:

> Land in the 10th Civil District of the City of Goodlettsville described as follows:
>
> LOT NO. 38, Connell Estates Subdivision, Section 1, a plan of which is of record in Book 2900, page 15, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kirby Clifton, et ux, Pauline L. Clifton by virtue of a warranty deed from Floyd Owen, et ux, Mabel M. Owen of record in Book 4424 page 864 Register's Office for Davidson County, State of Tennessee.
Current Source of Title: Book 4461 pg. 629
This is improved property, known as 311 Hitt Lane, Goodlettsville, TN 37072.

And now, **ELMER LEE ADAMS, et ux, PEGGY ADAMS**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all property interest unto **DAVID WAYNE ADAMS and AMANDA GLORIA ADAMS**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantors, **ELMER LEE ADAMS, et ux, PEGGY ADAMS**, have hereunto set their hands on this the 11 day of February, 2017.

Elmer Lee Adams
ELMER LEE ADAMS

Peggy Adams
PEGGY ADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELMER LEE ADAMS and PEGGY ADAMS**, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of February 2017.

Karen T. Sadler
NOTARY PUBLIC

Aug. 4 2020
My Commission Expires

KAREN T. SADLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
David W. Adams **Affiant**
Subscribed and sworn before me this the
14 **Day of** Feb, 2017.
Abby Goodman, **Deputy Register**