WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/17 09:30 2 pgs
Fees:13.00 Taxes:508.75
20170413-0036060

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$137,500.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of April, 2017

Julie Coone
Notary Public
My Commission expires: 5-30-19
(Affix Seal)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James C. Pierce	SAME	07209017700
1816 Hillside Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Walter C. McAdams, Sr., and wife, Judy McAdams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James C. Pierce**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 1/2 of Lot No. 42 on the map of Bush Spain's Subdivision of part of the Zack Stull Lands as of record in Book 161, Page 129, Register's Office for said County.

Said part of said Lot No. 42 fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Walter C. McAdams, Sr., and wife, Judy McAdams from Martha Pearl Nipper, a widow by Warranty Deed on December 5, 1986, of record in Book 7062, Page 250, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $884.00 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07209017700, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1010 Spain Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 5, 2017.

Walter C McAdams, Sr.

Walter C McAdams, Sr.

Judy McAdams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Walter C. McAdams, Sr., and wife, Judy McAdams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 5, 2017

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE