File Box 8

BILL GARRETT, Davidson County
Trans:T20170031888 DEEDWARR
Recvd: 04/17/17 13:54 2 pgs
Fees:13.00 Taxes:1687.20
20170417-0037014

PREPARED BY (AND RETURN TO):
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58814
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clay T. Jones Clare A. Osborne 804 Lancaster Way Nashville, TN 37212	F & M Bank 50 Cadillac Drive Suite 100 Brentwood 37027

TAX MAP PARCEL NUMBERS: 104100R01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$456,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Lynn Adcock, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clay T. Jones and Clare A. Osborne, joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of The Chesterfield, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20120627-0056191, amended in Inst. No. 20121025-0098031, Inst. No. 20121227-0119329 and Inst. No. 20130125-0008275, said Register's Office, to which Plan reference is made for a complete description.

Being the same property conveyed to Mary Lynn Ware by Warranty Deed from Chesterfield Cottages, LLC, dated January 31, 2014 and recorded on February, 2014, of record in Inst. No. 20140205-0010309, Register's Office for Davidson County, Tennessee, for consideration in the amount of $$350,950.00. The said Mary Lynn Ware is now known as Mary Lynn Adcock.

Chad Adcock, spouse of Mary Lynn Adcock, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20120627-0056191, amended in Inst. No. 20121025-0098031, Inst. No. 20121227-0119329 and Inst. No. 20130125-0008275, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20120627-0056191, amended in Inst. No. 20121025-0098031, Inst. No. 20121227-0119329 and Inst. No. 20130125-0008275, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants in Book 675, page 668, Book 741, page 516, and Book 731, page 425, said Register's Office; Easement for sanitary sewers and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20120827-0076955, said Register's Office; Easement for water line and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20120827-0077080, said Register's Office.

This is improved property, known as 804 Lancaster Way, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2017.

Mary Lynn Adcock
Mary Lynn Adcock

Chad Adcock

State of Tennessee

County of Davidson

On this 14th day of April, 2017, before me the undersigned authority, personally appeared Mary Lynn Adcock and Chad Adcock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $456,000.00.

Affiant

Sworn and subscribed before me this 14th day of April, 2017.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: