WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170035262 DEEDWARR
Recvd: 04/26/17 13:52 2 pgs
Fees: 13.00 Taxes: 732.60
20170426-0041055

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb Speight	new owner(s)	108-02-0-024.00
(NAME)	(NAME)	
944 Colfax Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wendy Joan Adams, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Speight and Madison Rogers, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 62 on the Plan of Happy Acres Subdivision, as of record in Book 2331, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This Conveyance is Subject to easements and building setback lines of record at Book 2331, Page 63, in the Register's Office for Davidson County, Tennessee; to easements of record at Book 5580, Page 46, in said Register's Office; and to the 2010 Davidson County property taxes, which are not yet due and payable and are being prorated.

Being the same property conveyed to Clarence Eugene Adams, his heirs and assigns by Warranty Deed from Nicholas M. Sullivan, Elizabeth Ann Sullivan and Victoria Lynn Anderson, filed for record 11/23/2009 in Instrument No. 20091123-0107241, Register's Office for Davidson County Tennessee. The said Clarence Eugene Adams has since died intestate on October 9, 2012.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as Dr 944 Colfax, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 21st day of April, 2017.

Wendy Joan Adams

Wendy Joan Adams

State of Tennessee

County of Wilson

On this 21st day of April, 2017, before me, a Notary public in and for said County and State, personally appeared Wendy Joan Adams, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 21st day of April, 2017.

S. Nixon Pressley

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE