SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Dawsey Properties, LLC
12028 Holland Ct.
Bon Aqua,TN 37025

MAP/PARCEL: O5312010000

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/17 14:53 3 pgs
Fees:18.00 Taxes:340.40
20170515-0048113

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JAMES R. ADAMS, an unmarried man,** has this day bargained and sold and do hereby transfer and convey unto, **DAWSEY PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being the northwesterly 45 feet of the southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the southwesterly side of Elliott Drive and extends back between parallel liens 100 feet to the northeasterly line of Lot No. 20.

For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Adams by Special Warranty Deed from Regions Bank, an Alabama banking corporation, successor by merger with Union Planters Bank, National Association, on September 23, 2005, filed for record in Instrument No. 20050930-0117756, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 2804 Elliott Drive, Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will assumed by the Grantee.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for

the 2017 real property taxes, which taxes the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the ~~21st~~ 8th day of ~~April~~ May, 2017.

James R. Adams

James R. Adams

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named James R. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the ~~21st day~~ 8th of ~~April~~ May, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the ~~21st~~ 8th day of ~~April~~ May, 2017.

Eileen Smith
NOTARY PUBLIC

My commission expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

