WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2017

_____
Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin T. Adams	Churchill Mortgage Corporation	Parcel ID:
672 Rowan Drive	761 Old Hickory Blvd., Ste. 400	05911016200
Nashville, TN 37207	Brentwood, TN 37027	

FOR AND IN 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

Annie Mary Williams Pigg, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin T. Adams , unmarried man

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:

Being Lot No. 486, on the Plan of Haynes Manor, Section 4, as of record in Plat Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for am ore complete and accurate legal description.

BEING the same property conveyed to Annie Mary Williams Pigg by deed from the Secretary of Housing and Urban Development, of record in Book 8149, Page 39, dated July 6, 1990, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4378, Page 976, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 90, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 672 Rowan Drive, Nashville, TN 37207

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.

BILL GARRETT, Davidson County
Trans:T20170052083 DEEDWARR
Recvd: 06/19/17 11:46 2 pgs
Fees:13.00 Taxes:273.80
20170619-0061200

Witness my hand this 16th day of June, 2017.

Annie Mary Williams Pigg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Mary Williams Pigg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.