THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33602-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2017. Notary Public My Commission Expires:

GEORGE MUDTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Thomas F. Corcoran 903 Sutton Hill Rd Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 118 10 0 038 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin S. Adams and wife, Elizabeth Adams** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas F. Corcoran, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 903 Sutton Hill Rd, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170056762 DEEDWARR
Recvd: 07/03/17 13:11 3 pgs
Fees:18.00 Taxes:2016.50
20170703-0066814

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of June, 2017.

Elizabeth Adams
by
Attorney-in-fact.

Elizabeth Adams, by Austin S. Adams,
her Attorney in fact

Austin S. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin S. Adams, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elizabeth Adams, and he is authorized by Elizabeth Adams to execute this instrument on her behalf.

Witness my hand, at office, this 23rd day of June, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin S. 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 for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete description.

Being the same property conveyed to Austin S. Adams and wife, Elizabeth Adams, by deed dated April 27, 2012, from Mari-Etta E. Mahaffey Parrish and husband, James Anthony Parrish, and Robert M. Mahaffey, of record in Instrument No. 20120430-0036574, Register's Office for Davidson County, Tennessee.