PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064820 DEEDWARR
Recvd: 07/28/17 09:37 2 pgs
Fees:13.00 Taxes:962.00

28691

20170728-0076517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF JULY, 2017.

(Affix Seal) Notary Public

My Commission Expires: 3-2-2021

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen Tharp and Lori Tharp	NEW OWNER Fifth Third Mortgage	Map/Parcel
916 Fitzpatrick Road	5001 Kingsley Dr. MD 1MOB2X	108 04 0 114.00
Nashville, TN 37214	Cincinnati, OH 45227	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS THOMAS ADAMS, married hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto STEPHEN THARP AND WIFE, LORI THARP, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 401 on the Plan of Larchwood, Section 7, of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas Thomas Adams, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated October 28, 2014, of record in Instrument No. 20141107-0103249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 108 04 0 114.00

b. All matters appearing on the Plan of Larchwood, Section Seven, of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee.

f. Declaration Covenants, Conditions and Restrictions of record in Book 7216, page 574, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 916 Fitzpatrick Road, Nashville, Tennessee 37214

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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.

Sarah Adams, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status, or otherwise.

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 25th day of July, 2017:

Douglas Thomas Adams

Sarah Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Douglas Thomas Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2017.

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sarah Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2017.

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY