THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Davidson County DEEDWARR Recvd: 08/08/17 12:53 3 pgs Fees:18.00 Taxes:4662.00 **20170808-0081170**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Cheatham) KK The actual consideration or value, whichever is greater, for this transfer is: $1,260,000.00 Affiant Subscribed and sworn to before me, this 8th day of August, 2017. Notary Public My Commission Expires: 1-10-2021

KARA J KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: John W. Adams and Colette Adams 933 Forest Acres Court Nashville, TN 37220	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 160-01-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOUISE M. TAYLOR, TRUSTEE OF THE FOREST ACRES TRUST U/A/D MARCH 9, 2016,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN W. ADAMS AND COLETTE ADAMS, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Re-Subdivision of Lots 6 & 7, Forest Acres, Section IV, of record in Instrument No. 20130108-0002253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KRS REVOCABLE TRUST U/T/A DATED OCTOBER, 2010, by deed from DARRELL BROWN AND ROGER CANEVARI, of record in Instrument No. 20101020-0084092, dated October 15, 2010, by quitclaim deed from the CITY OF OAK HILL, TENNESSEE, of record in Instrument No. 20130109-0002893, dated December 27, 2012, and by quitclaim deed from DOUGLAS B. THOMASON AND WIFE, LEONORA S. THOMASON of record in Instrument No. 20160308-0022130, dated March 4, 2016, said Register's Office.

Being the same property conveyed to LOUISE M. TAYLOR, TRUSTEE OF THE FOREST ACRES TRUST, U/A/D MARCH 9, 2016, by deed from KRS REVOCABLE TRUST U/T/A DATED OCTOBER, 2010, of record in Instrument No. 20160316-0025078, dated March 14, 2016, said Register's Office.

This is improved property commonly known as: **933 Forest Acres Court, Nashville, TN 37220**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of August 2017.

FOREST ACRES TRUST

By: _____
LOUISE M. TAYLOR, Trustee

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, **LOUISE M. TAYLOR, TRUSTEE OF THE FOREST ACRES TRUST U/A/D MARCH 9, 2016**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **FOREST ACRES TRUST**, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand, at office, this 1 day of August, 2017.

_____
Notary Public
My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 8th day of Aug., 2017

Notary's Signature

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 1-10-2021