Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 1142 DEEDWARR
09/15/2017 09:09:43 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20170915-0094386

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Brady Adams	Farmington Financial Group LLC	092-094-J-002.00CO (NEW)
(NAME) 3311B Felicia St.	(NAME) 2002 Richard Jones Rd #300A	
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Classic Homes LLC, A Tennessee Limited Liability Company, and Rojalin Joshi, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Brady Adams and Amanda K. Kearns*, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ONT EH PLAN OF THE RESUBDIVISION OF THE WILCOX PROPERTY AS SHOWN ON THE PLAT ATTACHED TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE 3311 FELICIA STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20160602-0055687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CLASSIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ROJALIN JOSHI, BY WARRANTY DEED FROM ROSEMARY P. JOHNSON, EVELYN P. TAYLOR, AND LINDA FAYE MIDDLETON, ALL BEING UNMARRIED, DATED MAY 9, 2016, OF RECORD IN INSTRUMENT NO. 20160509-0045703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROY PRIMM AND WIFE, CORA LEE PRIMM, FROM THURMAN R. SHELTON AND WIFE, CORDIE F. SHELTON, BY DEED DATED JUNE 8, 1967, OF RECORD IN BOOK 4139, PAGE 853, SAID REGISTER'S OFFICE. THE SAID ROY PRIMM HAVING SINCE DIED ON OR ABOUT OCTOBER 3, 1990, LEAVING CORA LEE PRIMM AS SURVIVING TENANT BY THE ENTIRETY. THE SAID CORA LEE PRIMM HAVING SINCE DIED INTESTATE ON OR ABOUT OCTOBER 29, 2003. FURTHER BEING THE SAME PROPERTY CONVEYED TO ROSEMARY P. JOHNSON AND EVELYN P. TAYLOR AND LINDA FAYE MIDDLETON, AS TENANTS IN COMMON FROM R.B. YOUNG, TRUSTEE, BY QUITCLAIM DEED DATED APRIL 23, 2004, OF RECORD IN INSTRUMENT NO. 20040426-0046860, SAID REGISTER'S OFFICE. ALSO SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20040426-0046861, DATED MARCH 23, 2004, AS CORRECTED IN AFFIDAVIT OF HEIRSHIP AS THE HEIRS AT LAW OF CORA LEE PRIMM OF RECORD IN INSTRUMENT NO. 20160329-0029471 AND INSTRUMENT NO. 20160329-0029472, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 3311 FELICIA ST., NASHVILLE, TENNESSEE 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	3311B Felicia St. Nashville TN 37209				
	(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 Witness our hands 09/12/17.

Classic Homes, LLC

Rojalin Joshi

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, ~~Classic Homes, LLC~~ Rojalin Joshi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/12/17.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-8-2021

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Renee Max, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself/himself to be Managing member of Classic Homes, LLC, the within named bargainor, and /shehe as such Managing member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Classic Homes, LLC, by herself/himself as Managing member

Witness my hand and official seal at Nashville, Tennessee, this 12 day of September, 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY