WARRANTY DEED

Bill Garrett Davidson County
Batch# 1174 DEEDWARR
09/15/2017 09:51:23 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20170915-0094430

G-BC-17-02511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna M Adams and Wells R Adams	**Fidelity Bank D/B/A Fidelity Bank Mortgage**	
(NAME)	(NAME)	
1718 Hanover Road	**3 Corporate Square, 7th Floor**	**071-04-0-088.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Atlanta, GA 30329**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICA GLUCK, A SINGLE WOMAN AND CHRISTOPHER GLUCK AND MARY GLUCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA M ADAMS, UNMARRIED WELLS R ADAMS, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica Gluck, a single woman and Christopher Gluck and Mary Gluck, husband and wife by Warranty Deed from Clinton Bobby Carpenter, Jr., Administrator of the Estate of Wilma June Bracey, and Sheila Ann Carpenter Sizemore and June Dawn Carpenter Knight and Carey Brian Carpenter and Clinton Bobby Carpenter, Jr., of record in Instrument No. 20170424-0040008, Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 24, 2017. Wilma June Bracey died intestate on January 22, 2017, Probate Docket Number 17P-300.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Stormwater Drainage of record in Book 4155, Page 427, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2511 Jones Avenue, Nashville, Tennessee 37207-4616**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF SEPTEMBER, 2017.

Erica Gluck
CHRISTOPHER GLUCK BY
ATTORNEY IN FACT
Christopher Gluck by Erica Gluck,
Attorney in Fact
MARY GLUCK BY
ATTORNEY IN FACT
Mary Gluck by Erica Gluck,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8 day of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erica Gluck, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER GLUCK AND MARY GLUCK, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER GLUCK AND MARY GLUCK.

Witness my hand and official seal, this the 8 day of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212