Bill Garrett Davidson County
Batch# 17599 DEEDWARR
10/24/2017 03:14:30 PM 5 pgs
Fees: $28.00 Taxes: $703.00
20171024-0109093

WARRANTY DEED

MAIL RECORDED DEED TO:

DAVID C. ADAMS
100 MEADOW STREET
OLD HICKORY, TN 37138

OWNER (SEND TAX BILLS TO):

DAVID C. ADAMS
100 MEADOW STREET
OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($190,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY LEFEVRE ADAMS, an unmarried woman (herein, "Grantor"), whose address is 100 Meadow Street, Old Hickory, TN 37138, hereby sells, transfers and conveys to DAVID C. ADAMS, an unmarried man (herein, "Grantee"), whose address is 100 Meadow Street, Old Hickory, TN 37138, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 100 Meadow Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 05316030900

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 23 day of Oct, 2017.

GRANTOR:

Mary Lefevre Adams

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Lefevre Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of Oct., 2017

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00.

GRANTEE

Grantee signature David C. Adams
David C. Adams

Subscribed and sworn to under oath before me, this 23 day of Oct., 2017.

[Affix Notary Seal]

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-29-20

EXHIBIT A

[Legal Description]

Certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 1 described and referred to according to an unrecorded survey made by Harry Gee, under date of February 12, 1947, of the southerly part of Tract #2 of the unrecorded plan of Life & Casualty Insurance Company Subdivision on the South side of Hadley Avenue near Old Hickory, Tennessee, of the property now owned by J. G. Reynolds by deed of record in Book 1304, Page 179, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 as shown by said survey begins at an iron pin at the Northwest corner of Lot No. 1 in the East margin of the 30 foot right of way; thence North 31 degrees, 23 minutes East 176.5 feet to an iron pin at the Northeast corner of Lot No. 1; thence South 51 degrees, 38 minutes East 404.2 feet to an iron pin in the Northerly margin of a 10 foot strip reserved for a right of way; thence South 50 degrees, 45 minutes West 179 feet to an iron pin at the Southwest corner of Lot No. 1; thence North 51 degrees, 40 minutes West along the Easterly margin of a 30 foot right of way, a distance of 344.7 feet to an iron pin to the point or place of beginning. A copy of said survey of Harvey Gee is delivered to the purchasers for further reference as to the description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Book 7962 at Page 805 on October 18, 1989.

PIN NO: 05316030900

STREET ADDRESS:

100 Meadow Street, Old Hickory, TN 37138

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-92976 (ds)

True Copy Certification

I, Stephanie Fitzmorris, 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
Stephanie Fitzmorris

State of RI

County of Providence

Personally appeared before me, Lauren Young, a notary public for this county and state, Stephanie Fitzmorris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Lauren Young

My Commission Expires: 4/30/18
Notary' Seal (if on paper)

LAUREN YOUNG
Notary Public-State of Rhode Island
My Commission Expires
April 30, 2018