Bill Garrett Davidson County
Batch# 18842 DEEDWARR
10/27/2017 09:39:48 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20171027-0110234

# WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Samantha J. Cellon<br>2305 Northview Avenue<br>Nashville, TN 37216 | **SAME** | 072-10-0V 002.00 CO |

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, I/we, Steve E. Adams, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Samantha J. Cellon and Daniel A. Cellon, wife and husband,, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land situated on Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for 2303 & 2305 Northview Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160405-0032373, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the portion of property conveyed to Steve E. Adams by Warranty deed from Pernetta Carter, unmarried of record in Instrument No. 20150202-0009451 Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on February 02, 2015. The herein described property has never been the principal place of residence of Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2305 Northview Avenue, Nashville, Tennessee 37216

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 my/our hand(s) this 26th day of October, 2017.

Steve E. Adams

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steve E. Adams; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of October, 2017.

Notary Public

My Commission Expires: 1/6/2020

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE