WARRANTY DEED

Bill Garrett Davidson County
Batch# 41903 DEEDWARR
12/27/2017 03:53:40 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20171227-0131569

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2017.

Notary Public

My commission expires: 9/25/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Teresa Johnson and Nancy Rogers	New owner	**064080A08600C0**
1805 Woodland Farms Ct.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE,

Adam's Auto Sales, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Johnson, an unmarried woman and Nancy Rogers, Tenants in Common with Right of Survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 48 on the Plan of Section Three, Merritt Downs of record in Instrument No. 20040629-0076758, Register's Office of said county, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Adam's Auto Sales, LLC by deed of record in Instrument Number 201607210075403, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the Covenants, Conditions, and Restrictions as set forth in the Declaration for Merritt Downs Homeowners Association, recorded in (instrument) 20010702-0069864, and any amendments thereto, but omitting, except to the extent the said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical conditions, national origin, source of income or ancestry; to the Covenants, Conditions, and Restrictions as set forth in the Declaration for Merritt Downs Homeowners Association, recorded in (instrument) 20040716-0085315, and any amendments hereto, but omitting, except to the extent the said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical conditions, national origin, source of income or ancestry; to the By-Laws of record in (instrument) 20010608-0060786 and to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1805 Woodland Farms Ct., Old Hickory, TN 37138**

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. The GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 20th day of December, 2017.

Adam's Auto Sales, LLC

Morad K Dorani

By: Morad K. Dorani, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Morad K. Dorani, Member** of **Adam's Auto Sales, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **Adam's Auto Sales, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Morad K. Dorani** as **Member.**

Witness my hand, at office, this **20th** day of **December, 2017.**

Mark Moore

Notary Public

My Commission Expires: 12-16-2018

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY