Bill Garrett Davidson County
Batch# 79784 DEEDWARR
04/11/2018 12:22:11 PM 2 pgs
Fees: $13.00 Taxes: $1,516.63

20180411-0034136

WARRANTY DEED

2017-893

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of April, 2018.

(Affix Seal) Notary Public
My Commission Expires: 1-20-20

STATE OF TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Adams, Jr. and Selross. Adams 3813 Leona Pass Hermitage, TN 37076	SAME	098.13-0C-205.00

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, **Mary Gordon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Adams, Jr. and Selross Adams, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 3813 Leona Pass, Town of Hermitage, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 194 on the Plan of Phase 5, Section 2, The Meadows of Seven Points, of record in Instrument 20061207-0151442 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Gordon from Frank Batson Homes, Inc. by Warranty Deed dated August 24, 2009 and recorded September 02, 2009 by Instrument 200909020082349, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3813 Leona Pass, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of April, 2018.

Mary Gordon by KrystB as POA
Mary Gordon by Krystin Behannon, POA

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9th day of April, 2018, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Krystin Behannon, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Mary Gordon, and as such Attorney in Fact for Mary Gordon she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney Mary Gordon, and is authorized by Mary Gordon to execute this instrument on behalf of Mary Gordon.

Witness my hand and official seal on this 9th day of April, 2018.

April G. Nichols
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 6-30-2019