THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Addie Mae Adams
3257 Priest Woods Drive
Nashville, TN 37214
SEND TAX BILLS TO:
FNM BANK
221 INDIAN LAKE BLVD
HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 100802 DEEDWARR
06/05/2018 03:09:46 PM 2 pgs
Fees: $13.00 Taxes: $699.30

20180605-0053945

WARRANTY DEED

(Map 108 16 0, Parcel 021.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ELIZABETH B. JACKSON, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ADDIE MAE ADAMS, a single woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 21-A, Zone Lot Division of Lots 21, 22, 23, 35 & 38, Section One, Percy Priest Woods, according to plat and survey of same appearing of record in Plat Book 5200, page 714, amending Plat Book 5200, page 472, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Elizabeth B. Jackson, married, by Warranty Deed from Shulana L. Kpabar and husband, Thomas Kpabar, dated September 26, 2008, of record in Instrument No. 20081002-0100104, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 714, amending Plat Book 5200, page 472; to Restrictive Covenants of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6353, page 307; Book 6560, page 667; to Sewer Line Agreement/Conveyance of record in Book 6147, page 886; and Book 6147, page 893; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3257 Priest Woods Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 1st day of June, 2018.

ELIZABETH B. JACKSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 1st day of June, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of June, 2018.

Notary Public

My commission expires: May 15th, 2021

File No. 20180328

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY