Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2742

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of January, 2019

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Spirit H. Foster 5448 Hickory Park Drive Antioch, TN 37013	INTERLINC Mortgage Services, LLC, ISAOA, ATIMA 10613 West Sam Houston Parkway North Suite 200 Houston, TX 77064	173-04-0-010.00

Karen Johnson Davidson County
Batch# 188435 DEEDWARR
01/25/2019 02:51:59 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20190125-0007646

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Brandon Adams, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Spirit H. Foster and Andrew Daniel Cornelius, wife and husband

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 Unit No. B, Lot No. 69 on the Plan of Resubdivision of Lots 69, 70 and 70A, Hickory Park Villa, Section Two, of record in Plat Book 6250, Page 464 and amended in Book 6250, Page 465, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel J. DiLoreto and Julie L. DiLoreto by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record in Instrument No. 20100809-0062509 Register's Office for Davidson County, Tennessee, dated July 26, 2010 and recorded on August 09, 2010.

Being the same property conveyed to DiLoreto Enterprises, LLC by Quitclaim deed from Daniel J. DiLoreto and Julie L. DiLoreto, a married couple of record in Instrument No. 20140815-0074062 Register's Office for Davidson County, Tennessee, dated August 10, 2014 and recorded on August 15, 2014.

Being the same property conveyed to Brandon Adams, an unmarried man by Warranty deed from DiLoreto Enterprises, LLC of record in Instrument No. 20170602-0055459 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 02, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5448 Hickory Park Drive, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of January, 2019.

Brandon Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Adams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of January, 2019.

Notary Public
My Commission Expires: 5.2.22

(Notary Seal)

