WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jennifer Garrett King and Matt King		173 11 0A 081.00
(NAME)	(NAME) New Owner	
908 Springs Hill Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William E. Adams, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Garrett King and Matt King, 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 Lot No. 60 on the Plan of Section Three, Stanford Village of record in Plat at Instrument No. 20011217-0139079, 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 Catherine Anne Byrd, an unmarried woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated March 14, 2003 and recorded March 21, 2003 as Instrument No. 200303210037851, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to William E. Adams, an unmarried man by Warranty Deed from Catherine Anne Byrd, an unmarried woman dated March 22, 2017 and recorded March 23, 2017 as Instrument No. 201703230028347, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1902353SSO

Karen Johnson Davidson County
Batch# 216692 **DEEDWARR**
04/12/2019 09:11:12 AM 2 pgs
Fees: $13.00 Taxes: $1,032.21

20190412-0033436

unimproved ☐
This is improved ☒ property, known as 908 Springs Hill Way, 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 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 our hands this 11th day of April, 2019

William E. Adams

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William E. Adams, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2019.

Notary Public

My Commission Expires: 07/06/2020

(SEAL)

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

File Number: GRN-1902353SSO