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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 271046 **DEEDWARR**
08/14/2019 08:55:44 AM 2 pgs
Fees: $13.00 Taxes: $1,220.99

20190814-0080908

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $329,997.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2019.

Notary Public
My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelsey Braithwaite	Studio Bank	049-10-0A 089.00
356 Parmley Ln	124 12th Ave S #400	
Nashville, TN 37207	Nashville, TN 37203	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS ADAMS AND SARAH ADAMS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KELSEY BRAITHWAITE, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Parmley Cove, Phase One, as shown on the plan of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee to which plan reference is hereby made fore a more complete description thereof.

Being the same property conveyed to Chris Adams and Sarah Adams, husband and wife, by Quitclaim Deed from David Adams, a married man, dated July 16, 2019 of record in Instrument No. 20190814-0080907, said Register's Office.

Also being the same property conveyed to Chris Adams, Sarah Adams, as husband and wife, and David Adams, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 04/22/2014, of record in Instrument No. 20140425-0034803, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 356 Parmley Ln, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of July, 2019.

Chris Adams

Sarah Adams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Chris Adams and Sarah Adams**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2019.

My commission expires: 9/18/22

Notary Public

