Karen Johnson Davidson County
Batch# 284330 DEEDWARR
09/11/2019 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20190911-0091979

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35041-09-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Lynne Adams Affiant Subscribed and sworn to before me this 11th day of September, 2019. Notary Public My Commission Expires: 5/5/20 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan D. Adams 1259 Devens Court Brentwood TN 37027	Alan D. Adams 1259 Devens Court Brentwood TN 37027	Map and Parcel No.: 11702021000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Don Adams and wife Lynne Adams (collectively, "Grantor") have this day bargained and sold, and do hereby transfer and convey to Alan D. Adams, a married man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2800 Valley Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 11th day of September, 2019.

GRANTORS:

Don Adams

Lynne Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 11th day of September, 2019.

GEORGE E. MUNSEY JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/20

EXHIBIT "A"

A parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

BEING Lot Nos. 14, 15, 16, and 17, inclusive, of Block 2 on the Plan of W.V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 80 feet on the westerly side of Valley Road and runs back between parallel lines 160 feet to a dead line.

SAID Lot Nos. 15, 16, and 17 front 60 feet each on the westerly side of Valley Road and run back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Don Adams and spouse Lynne Adams by Warranty Deed dated December 20, 2012 from Ira T. Adams and spouse Martha S. Adams, of record as Instrument No. 20121221-0117966 in the Register's Office for Davidson County, Tennessee.

The said property being commonly known as 2800, 2802, 2804, 2806, 2808, 2810, 2812, and 2814 Valley Road, Nashville, Davidson County, Tennessee 37215, and Davidson County, Tennessee Tax Parcel No. 11702021000.

This conveyance is made subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION HAS BEEN CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS TAKEN FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

