1485-19

WARRANTY DEED

Karen Johnson Davidson County
Batch# 290577 DEEDWARR
09/24/2019 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20190924-0097032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF September, 20__

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Adamson and Stephanie Adamson	U S BANK, N.A.	
(NAME)	(NAME)	
782 Glen Oaks Drive	PO Box 961045	117-11-J 316 CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Fort Worth, TX 76161-0045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NATALIE SCARBROUGH FARIS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY ADAMSON AND STEPHANIE ADAMSON, HUSBAND AND WIFE**, 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 316 together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime Established by Master Deed of record in Instrument No. 20040209-0015685, Instrument No. 20040212-0017074, Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Natalie Scarbrough, an unmarried woman, by deed from G. P. Luxury, LlC, of record in Instrument No. 20131219-0128204, Register's Office for Davidson County, Tennessee. Natalie Scarbrough has since married and is now known as Natalie Scarbrough Faris.

This was never the marital residence of Natalie Scarbrough Faris and her husband.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

unimproved
This is improved x property, known as 2025 Woodmont Boulevard, Unit 316, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of September, 2019

Natalie Scarbrough Faris by
Kevin Montgomery, attorney in fact

NATALIE SCARBROUGH FARIS

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23 day of Sept. 2019, 2019, before me personally appeared Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Natalie Scarbrough Farris and acknowledged that he executed the same as the free act and deed of Natalie Scarbrough Faris.

Witness my hand and official seal this 23 day of September, 2019.

Kathy Snider

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020

Notary Signature

My Commission Expires: September 7, 2020