WARRANTY DEED

Karen Johnson Davidson County
Batch# 320291 **DEEDWARR**
11/26/2019 02:13:54 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20191126-0122381

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/1/20
(AFFIX SEAL)

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191600TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Ferrell and Christine Ferrell	William Ferrell and Christine Ferrell	
(NAME) 6024 Ridge Farm Place	(NAME) 6024 Ridge Farm Place	171-12-0A-049.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARLTON ZELLIOT ADAMS PHYLLIS P. ADAMS HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM FERRELL AND CHRISTINE FERRELL, 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Two, Addition to Brelan Park at Saddlewood, R40 Residential P.U.D of record in Plat Book 7900, Page 963, 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 Carlton Zelliot Adams and wife, Phyllis P. Adams by Warranty deed from Phillips Builders, Inc of record in Book 9847, page 435, Register's Office for Davidson County, Tennessee, dated October 31, 1995 and recorded on November 02, 1995.

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Carlton Zelliot Adams Phyllis P. AdamsHusband and Wife this 25 day of November, 2019

Carlton Zelliot Adams

Phyllis P. Adams

STATE OF ~~TENNESSEE~~ or California
COUNTY OF Sacramento

On this 25 day of November 2019, ____, before me personally appeared Carlton Zelliot Adams Phyllis P. AdamsHusband and Wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~his/her~~/their free act and deed.

Donna LaBelle notary Public

Witness my hand and official seal at ~~Davidson~~ Sacramento California County, ~~Tennessee~~ CA this 25 day of November 2019

Commission Expires: 01-28-21

Donna LaBelle
Notary Public

DONNA LABELLE
COMM. #2177993
Notary Public · California
Sacramento County
My Comm. Expires Jan. 28, 2021

NRO1 NRO1