This Instrument Prepared By :
Larry Adams
8255 Dalewood Ct.
Brentwood, TN 37027

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Karen Johnson Davidson County
Batch# 373581 DEEDWARR
03/17/2020 10:05:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200317-0029334

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Larry T. Adams Kellene H. Adams 8255 Dalewood Ct. Brentwood, TN 37027	Same	132-04-0-114.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A]).

Larry T. Adams
AFFIANT

Sworn to and subscribed before me this 17th day of March 2020

Sarah Collier
Notary Public

My Commission Expires 1/8/2022

SARAH COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 8, 2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, KELLENE H. ADAMS, for the express purpose of creating tenants by the entirety, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to LARRY T. ADAMS and wife KELLENE H. ADAMS, Grantees.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors, heirs and assigns forever, we covenant we 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.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

WITNESS MY HAND this date, March 16, 2020

By: Kellene H. Adams

KELLENE H. ADAMS

STATE OF TENNESSEE)

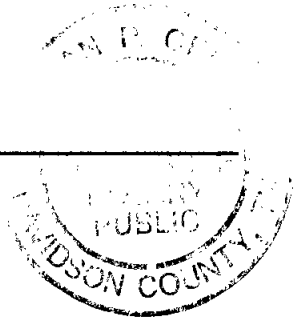
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KELLENE . ADAMS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th of March, 2020.

Susan P. Cronin

NOTARY PUBLIC



My Commission Expires: 9-7-21

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being the westerly 20 feet of Lot 14 and all of Lot No. 15 on the Plan of College Park, as of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 and all of Lot No. 15 front together 70 feet on the northerly side of Woodvale Drive and runs back 156 feet, more or less, on the easterly line and 157 feet 5 inches on the westerly line to a dead line, measuring 70 feet therein.

Being the same property conveyed to Kellene H. Adams by Quitclaim Deed from Larry T. Adams of record in Instrument No.20100415-0028449, Register's Office for Davidson County, Tennessee, dated 04/14/2010 and recorded on 04/15/2010.

This conveyance is made subject to restrictive covenants contained Book 844, Page 440 modified in Book 1040, Page 651, in Book 1040, Page 94, in Book 1207, Page 673, in Book 1035, Page 478, all of said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1104 Woodvale Drive