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

This space intentionally left blank for recording purposes.

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.

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

20200317-0029337

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Larry T. Adams Kellene H. Adams 8255 Dalewood Ct. Brentwood, TN 37027	Same	149-03-129.00

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

AMY KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this March 16, 2020

Notary Public

My Commission Expires May 3, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, LARRY T. ADAMS, for the express purpose of creating tenants by the entireties, 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: Larry T. Adams

LARRY T. 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 LARRY T. 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 March 16, 2020.

AMY KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: May 3, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in the Second (2nd) Civil District of Davidson County, Tennessee, being Lot no 14 on the Plan of Addition to Edge-O-Lake Estates, as of record in Plat Book 6250, pages 391 and 392, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Larry T. Adams by deed from Adams Brothers Development Company, a Tennessee partnership composed of Larry Adams, Don Adams, Alan Adams and Steve Adams of record in Book 7936, page 108, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2554/2556 Willowbranch Dr.