Name and Address of New Owner:
Patrick Adams
321 Bowwood Drive
Nashville, TN 37217

Send Tax Bills To:
Primary Residential Mortgage, Inc.
1480 North 2200 West
Salt Lake City, UT 84116

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 119-04-0-143.00

Karen Johnson Davidson County
Batch# 670114 DEEDWARR
07/02/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210702-0089922

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew G. Wilson and Susan Dendtler, Husband and Wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick Adams, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Glencliff Estates, Section Three, of record in Plat Book 1424, Page 1, 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 Charles E. Walker, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC, of record in Instrument No. 20100205-0009157 Register's Office for Davidson County, Tennessee, dated January 26, 2010 and recorded on February 05, 2010. (Value of consideration shown in aforementioned deed $69,400.00.)

Being the same property conveyed to Andrew G. Wilson, an unmarried man, and Susan Dendtler, an unmarried woman, by Bankruptcy Trustees Deed from John C. McLemore, Trustee in Bankruptcy, Chapter 11 Bankruptcy Case No. 16-03304-RM3-11, in the United States Bankruptcy Court, Western District of Tennessee, transferred to the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 16-03304-RM3-11, of record in Instrument No. 20170614-0059612 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 14, 2017. (Value of consideration shown in aforementioned deed $210,000.00.)

Being also known as 321 Bowwood Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2021.

_____(SEAL)
Susan Dendtler

_____(SEAL)
Andrew G. Wilson

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Dendtler and Andrew G. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2021.

NANCY J. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____
Notary Public
My commission expires: 11/13/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of June, 2021.

NANCY J. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____
Notary Public
My commission expires: 11/13/2023

File No. 2021-1667

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of June, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON