Karen Johnson Davidson County
Batch# 813822 DEEDWARR
03/02/2022 11:43:52 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220302-0023640

WARRANTY DEED

ADAMS-H22036

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF February, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#
Dean Adams	New Owner	147-02-0-091.00
216 Garrett Dr.		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICKEY FUNDERBURKE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DEAN ADAMS AND OLIVIA R. ADAMS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 162, Section I, Revised, on the plan of Caldwell Hall, as shown of record in Book 2900, pages 57, 58, and 59, and corrected in Book 3030, page 53, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mickey Funderburke, unmarried by Quit Claim deed from Tonya Goad, unmarried of record in Instrument No. 20100511-0036005, Register's Office for Davidson County, Tennessee, dated February 28, 2010 and recorded on May 11, 2010.

Previously conveyed to Mickey Funderburke, unmarried and Tonya Goad, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Sherry K. Funderburke, unmarried recorded in Instrument No. 20060131-0012057, recorded 01/31/06, Register's Office for Davidson County, Tennessee; and previously to Sherry K. Funderburke, unmarried and Mickey L. Martin, married, as tenants in common with rights of survivorship by Warranty Deed from Douglas Aaron Brown and wife, Deborah L. Rainey Brown of record in Book 9041, page 608, recorded on August 09, 1993 in the Register's Office for Davidson County, Tennessee.

Being also known as 216 Garrett Drive, Nashville,TN 37211.

( ) unimproved
This is (X) improved property known as 216 Garrett Dr., Nashville, Tennessee 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 28th day of February, 2022 :

Mickey Funderburke

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named MICKEY FUNDERBURKE, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co., Tennessee, this 28th day of February, 2022.

Notary Public

My Commission Expires: 6/7/25