WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/05 09:57 2 pgs
Fees:13.00 Taxes:493.78

20051130-0143777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,454.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otto Adkerson	Otto Adkerson	151-10A-243
(NAME)	(NAME)	
7112 South Hampton Drive	7112 South Hampton Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, Tn. 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy S. Minser and wife, Wai Kuen Iris Minser, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Otto Adkerson, and Peggy Ann Adkerson, ~~Unmarried~~ 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. 91, on the Plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy S. Minser and Wai Kuen Iris Miser, married, by deed of record in Instrument No. 20031219-0181057, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Timothy S. Minser and Wai Kuen Iris Minser by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051130-0143776 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7112 South Hampton Boulevard, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 28th day of November, 2005.

Timothy S. Minser by Carolyn Adcock, his attorney in fact

Wai Kuen Iris Minser , by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of November, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Timothy S. Minser and Wai Kuen Iris Miser and who acknowledged that she executed the same as the free act and deed of the said Timothy S. Minser and Wai Kuen Iris Minser, through Power of Attorney granted her by the said Timothy S. Minser and Wai Kuen Iris Minser.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2005.

Commission expires:

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006