File No. 270100787

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/07 10:19 2 pgs
Fees:13.00 Taxes:788.10
20070213-0018187

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/17/08 (AFFIX SEAL)

Rebecca Gail Campbell
Notary Public
State of Tennessee
My Commission Expires
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Golden Glen Adkins III	Regions Bank dba AmSouth Bank	MAP 4 PARCELS 76.00 AND 111.00
(NAME) 8545 Whites Creek Pike	(NAME) 2050 Parkway Office Circle, RCN-6	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn J. Biggers and husband, Robert Biggers, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Golden Glen Adkins III and Stephanie Adkins**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being a tract in the 14th Civil District, shown on Plan Book 4955, page 112, Register's Office for said County.

Said tract fronts 247.47 feet on the westerly side of Tennessee Highway No. 431 and extends back 372.50 feet on the northerly line and 395 feet on the southerly line to a dead line in the rear measuring 234 feet thereon.

TRACT II:

Land in Davidson County, Tennessee, beginning at a point in the westerly margin of highway 431, said point being South 36 degrees East 200 feet, South 25 degrees 40 min. East 50 feet from the southeast corner of the property conveyed to Clyde R. Moss, et ux; thence, North 89 degrees 40 min. West 932 feet to an iron stake; thence, South 237.5 feet to an iron stake; thence South 89 degrees 40 min. East 1,033 feet to the margin of said Highway; thence, with the margin of said Highway North 20 degrees West 100 feet, North 25 degrees 40 min. West 150 feet to the beginning.

Included in the above description, but excluded from this conveyance is that portion of the tract conveyed to Jimmy W. Sprinkles, et ux, of record in Book 5297, page 926, Register's Office for Davidson County, Tennessee, and known as 8545 Whites Creek Pike, Joelton, Tennessee, to which reference is here made.

Being the same property conveyed to Henry D. Keesee, and Wife, Carolyn J. Keesee by Warranty Deed from Robert H. Old and wife, Nancy C. Old, dated August 22, 1988, and of record in Book 7633, Page 460, Register's Office for said County. The said Henry D. Keesee and Carolyn J. Keese are now divorced and the above described property has been divested out of Henry D. Keesee and vested into Carolyn J. Keesee pursuant to Final Divorce Decree of record in Case Number 98D-824 Fourth Circuit Court, Davidson County, Tennessee.

The said Carolyn J. Keesee has since remarried and is now known as Carolyn J. Biggers.

The said Robert Biggers joins in this conveyance for the purpose of conveying any and all interest he may have in and to the above described property, especially his marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8545 Whites Creek Pike, Joelton, TN 37080

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 9th day of February, 2007.

Carolyn J. Biggers

Robert Biggers

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carolyn J. Biggers and husband Robert Biggers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of February, 2007.

Commission expires: 4/16/08

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Notary Public

File Number: 270100787

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075