WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 312,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2007 Notary Public MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas W Adkins and Carolyn V. Adkins	Pinnacle National Bank	**146-15-0-088.00**
(NAME) **5104 Wilmar Drive**	(NAME) 211 Commerce St., Ste. 300	
(ADDRESS) **Nashville,TN 37220**	(ADDRESS) Nashville, TN 37201	
(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, **David C. Allen and Lissa W. Allen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas W Adkins and Carolyn V. Adkins, husband and wife, as tenants by the entirety with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 11, HAILEYWOOD ESTATES, SECTION 2, as shown on plat of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Gerald G. Patterson, Trustee to David C. Allen and wife, Lissa W. Allen as recorded on the 6th day of August, 2002 in Instrument No. 20020806-0094593; Warranty Deed from Donna G. Allen, now being known as Donna Cheree Garrett to David C. Allen as recorded on the 8th day of May, 1997 in Book 10447, Page 657 and Deed from Gerhard O. Bock and spouse, Donna F. Bock to David C. Allen and spouse, Donna G. Allen as recorded in Book 8911, Page 906, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5104 Wilmar Drive, Nashville, TN 37220**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **July, 2007**.

David C. Allen

Lissa W. Allen

Davidson County DEEDWARR
Recvd: 07/25/07 14:26 2 pgs
Fees:13.00 Taxes:1154.40
20070725-0088372

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **David C. Allen and Lissa W. Allen**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/23/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN