WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry James Finlay	SAME	Map 122-1-A
(NAME)	(NAME)	Parcel 243 CO
121 Baroness Drive		
(ADDRESS)	(ADDRESS)	
Nepean, Ontario, K2G 6Z2		
(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, **GERROL ADKINS AND WIFE, JUNE ADKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY JAMES FINLAY, MARRIED,** 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 Unit No. 18 on the Plan of Woodland Point Townhomes, Lot 2, Phase I, of record in Instrument #20000426-0041278, as revised in Instrument #20000713-0069314 and in Instrument #20010404-0032685, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gerrol Adkins and wife, June Adkins, by deed from Centex Homes of record in Instrument #20030204-0015232, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20000426-0041278, as revised in Instrument #20000713-0069314 and in Instrument #20010404-0032685, said Register's Office; (c) restrictive covenants of record in Instrument #20001011-0101044, said Register's Office; (d) Bylaws of record in Instrument #20080104-0001237, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 36 Fawn Creek Pass, Nashville, Tennessee 37214

(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.

Davidson County DEEDWARR
Recvd: 03/24/08 10:05 2 pgs
Fees:13.00 Taxes:502.83
20080324-0028711

Witness our hands this 21st day of March, 2008.

Gerrol Adkins
By Angela E. Sullivan, Attorney in Fact

Gerrol Adkins
By Angela E. Sullivan, Attorney in Fact

June Adkins
By Angela E. Sullivan, Attorney in Fact

June Adkins
By Angela E. Sullivan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2008, before me personally appeared Angela E. Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gerrol Adkins and June Adkins, and who acknowledged that she executed the same as the free act and deed of Gerrol Adkins and June Adkins.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2008.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public