Davidson County DEEDWARR
Recvd: 07/14/08 13:43 4 pgs
Fees:23.00 Taxes:277.50
20080714-0072070

PREPARED BY: +Return to:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of June, 2008, by and between BRENDA JUNE TROTTER, A MARRIED WOMAN, and DAVID KELLY ADAMS, A SINGLE MAN AND LAURA RUTH ADAMS, A SINGLE WOMAN, WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and TODD A. RANDOLPH and ELIZABETH S. RANDOLPH, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRENDA JUNE TROTTER, A MARRIED WOMAN, and DAVID KELLY ADAMS, A SINGLE MAN AND LAURA RUTH ADAMS, A SINGLE WOMAN, WITH RIGHT OF SURVIVORSHIP, as Grantors, do hereby bargain, sell, transfer and convey unto TODD A. RANDOLPH and ELIZABETH S. RANDOLPH, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7991 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TENNESSEE 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

JAMES TROTTER, husband of BRENDA JUNE TROTTER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Brenda June Trotter
BRENDA JUNE TROTTER
SIGNATURE OF SELLER

James R. Trotter
JAMES TROTTER
SIGNATURE OF SELLER SPOUSE

WITNESS THE HANDS AND SEALS OF THE GRANTORS ON THIS THE DAY AND YEAR FIRST ABOVE WRITTEN.

DAVID KELLY ADAMS
Signature of Seller

LAURA RUTH ADAMS
Signature of Seller

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID KELLY ADAMS, the within named bargainor, 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 purpose therein contained.

Witness my hand, at office, this 30 day of June, 2008.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES May 08, 2012

INDIVIDUAL
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LAURA RUTH ADAMS, the within named bargainor, 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, at office, this 30 day of June, 2008.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA JUNE TROTTER, joined by her husband, JAMES TROTTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of June, 2008.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
My Commission Expires: **May 08, 2012**

Name and Address of Property Owner:

TODD A. RANDOLPH and ELIZABETH S. RANDOLPH
2614 Schweizer Rd
Franklin Ky 42134

Property Address:

7991 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TENNESSEE 37072

Person Responsible for Taxes:
SAME
2614 Schweizer Rd.
Franklin, Ky 42134

Map & Parcel #: MAP 12.00, PARCEL 130.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **June, 2008.**

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
My Commission Expires: **May 08, 2012**

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8166

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Harold Shankle Property, of record in Plat Book 6200, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRENDA JUNE TROTTER, A MARRIED WOMAN, and DAVID KELLY ADAMS, A SINGLE MAN and LAURA RUTH ADAMS, A SINGLE WOMAN, WITH RIGHT OF SURVIVORSHIP, by Installment Deed from Scotty E. Tobitt and wife, A. Michele Tobitt, of record in Instrument NO. 20070706-0080433, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 12.00, PARCEL 130.00).

2. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 and T.C.A. 67-5-509, et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.