File No. 210090273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100070827 DEEDWARR
Recvd: 11/08/10 13:59 2 pgs
Fees:13.00 Taxes:936.10
20101108-0089485

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKinley F. Johnson III	SAME	11807003300
(NAME)	(NAME)	
~~2700 Larmon Avenue~~ 927 Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37204~~ 37220		
(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, David Michael Adams and Jennifer Adams, Joint Trustees of the Bruce Adams Testamentary Trust under the Agreement dated March 16, 2005 and found in the Last Will and Testament of record in P-1850, Chancery Court for Cheatham County, Tennessee**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **McKinley F. Johnson, III, unmarried**, hereinafter called the grantee(s), HIS 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. 41 on the Map of Berrywood, as of record in Plat Book 1835, Page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BRUCE C. ADAMS AND WIFE, C. PATRICE ADAMS by Deed from W. NAT WILLIAMS, MARRIED, dated 10/02/1998 and filed for record on 10/21/1998 in Book 11165, Page 94, Register's Office for DAVIDSON County, Tennessee. They having since divorced with property being awarded to Bruce Currie Adams pursuant to the Divorce Decree ~~attached hereto~~ and incorporated herein and by reference. Mr. Bruce Currie Adams died April 30, 2009 vesting property in David Michael Adams and Jennifer Adams as Trustees of the Bruce Adams Testamentary Trust under the Agreement dated March 16, 2005 and found in the Last Will and Testament of record in P-1850, Chancery Court for Cheatham County, Tennessee.

* Instrument # 20101108-0089483

All matters as set forth per Plat Book 1835, Page 24, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 2700 Larmon Avenue, Nashville, TN 37204
(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), HIS 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), HIS 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 5th day of November, 2010.

David Michael Adams, Trustee

Jennifer Adams, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David Michael Adams and Jennifer Adams, Joint Trustees of the Bruce Adams Testamentary Trust under the Agreement dated March 16, 2005 and found in the Last Will and Testament of record in P-1850, Chancery Court for Cheatham County, Tennessee, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 5th day of November, 2010.

Commission expires: 9/23/13

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT JR. COUNTY OF WILLIAMSON

File Number: 210090273

RETURN TO: