WARRANTY DEED

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Louis Phillip Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2010.

Sonya M Branham
Notary Public

MY COMMISSION EXPIRES: 10-12-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Phillip Lane	SAME	00400015400
(NAME)	(NAME)	
1002 Chapel Hill Circle		
(ADDRESS)	(ADDRESS)	
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20101687

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jesse O. Adcox and Brenda J. Adcox**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Louis Phillip Lane, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 6 on the Plan of Fred Baxter Subdivision, of record in Book 6050, page 361, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING all of the same property conveyed to Jesse O. Adcox and Brenda J. Adcox by Special Warranty Deed from Secretary of Veterans Affairs, dated May 12, 2009 and filed of record in Instrument 20090602-0050801, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8370 Riley Adcock Road, 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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20100081700 DEEDWARR
Recvd: 12/29/10 11:14 2 pgs
Fees: 13.00 Taxes: 370.00
20101229-0103281

Witness our hands this 28th day of December, 2010.

Jesse O. Adcox

Brenda J. Adcox

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jesse O. Adcox and Brenda J. Adcox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jesse O. Adcox and Brenda J. Adcox executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2010.

Commission expires: 10-18-2011

Notary Public

SONYA M. BRANHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY