WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110014375 DEEDWARR
Recvd: 03/10/11 09:02 2 pgs
Fees: 13.00 Taxes: 795.50
20110310-0019044

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC JENNIFER S DUNLAP STATE OF

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
Keith D. Adkins	USAA Federal Savings Bank	
(NAME) 5150 Regent Drive	(NAME) 10750 McDermott Fwy	146-15-45
(ADDRESS) Nashville, TN 37220	(ADDRESS) San Antonio, TX 78288-0558	
(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, **LEE ROY JOHNSON, JR. AND WIFE, ELOISE M. JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH D. ADKINS AND WIFE, BRIDGET B. ADKINS,** 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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 263 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lee Roy Johnson Jr. and wife Eloise M. Johnson by deed from Thomas C. Summers of record in Book 3502, page 557, Register's Office for Davidson County, Tennessee, dated January 28, 1963.

This conveyance is subject to (a) 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) all matters appearing on the plan of record in Book 3500, page 7, said Register's Office; and (c) restrictive covenants of record in Book 3501, page 476, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5150 Regent 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.

Witness our hands this 7th day of March, 2011.

Eloise M. Johnson

Eloise M. Johnson

Lee Roy Johnson

Lee Roy Johnson, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eloise M. Johnson and Lee Roy Johnson,* the bargainor, 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.

* Jr.

Witness my hand and official seal at Nashville, Tennessee this 7 day of March, 2011.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013