BILL GARRETT, Davidson County
Trans:T20120078727 DEEDWARR
Recvd: 10/16/12 15:14 2 pgs
Fees:13.00 Taxes:431.05
20121016-0094952

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $116,500.00

Affiant

Subscribed and sworn to before me, this 12th day of ~~October~~, 2012.

Notary Public

My commission expires: 4-21-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Haley Adkins **Bryce Adkins**	Franklin Synergy Bank ~~New Owner~~	**MAP\PARCEL 1200-10-0-019.00**
301 Weaver Drive	3301 Aspen Grove Dr. Ste 200	
Nashville, TN 37217	Franklin, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

Clare Anita Rotoni, married and Carol Janiece Holzapfel, married and Brown James Layne III, unmarried and Kim Roscoe Layne, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley Adkins and husband, Bryce 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 DAVIDSON County, Tennessee, being Lot No. 22 on the Plan of Seven Oaks Subdivision, Section 1, of record in Book 1835, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brown James Layne and wife, Hattie J. Layne by Warranty Deed from Sarah Florence Hanley Nussbaumer, unmarried, of record in Book 9492, Page 744. Brown James Layne and wife, Hattie J. Layne conveyed their interest in said property by Quitclaim Deed to Clare Anita Rotoni, married, Carol Janiece Holzapfel, married, Brown James Layne, III, unmarried and Kim Roscoe Layne, married, as tenants in common and with a life estate reserved in Brown James Layne and wife Hattie J. Layne, of record in Instrument No. 20070601-0065123, Register's Office for Davidson County, Tennessee. Brown James Layne and wife, Hattie J. Layne have since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Page 132, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2087, Page 183, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 301 Weaver Drive, Nashville, TN 37217.

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 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 my/our hand(s) this 12th day of October, 2012.

Clare Anita Rotoni

Carol Janiece Holzapfel

Brown James Layne III

Kim Roscoe Layne

*This property has never been used as the marital residence of any grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Clare Anita Rotoni, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2012.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Carol Janiece Holzapfel, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2012.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Brown James Layne III the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2012.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kim Roscoe Layne, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2012.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **120919CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027