BILL GARRETT, Davidson County
Trans:T20130036455 DEEDWARR
Recvd: 05/02/13 11:09 2 pgs
Fees:13.00 Taxes:784.03
20130502-0044226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $211,900.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KEITH W ADKINS **AMELIA L ADKINS**	**FINWORTH MORTGAGE LLC**	06/030/1960
1104 B HAYSBORO AVE	**2106 CRESTMOOR RD**	
NASHVILLE, TN 37216	**NASVILLE, TN 37215**	

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,

ROBERT N. MOORE, JR.

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

KEITH ADKINS and AMELIA 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:

Being Lot No. 1 on the Map of Hayesboro Estates, not of record.

Being Lot No. 1 on the Map of Hayesboro Road at the Northeast comer of the property conveyed to William E. Binkley and wife, by deed from Arcena R. Timberlake et al, of record in Book 1422, page 187, Register's for said County; thence with the southerly margin of said Road, eastwardly 65 feet to the comer of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 202.2 feet; thence westwardly 65 feet thence northwardly 202.2 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO ROBERT N. MOORE JR., BY WARRANTY DEED FROM CAROLYN BELL ANDERSON AND CHARLES LASLEY BELL AND RACHEL LEE NEVILLE AND JULE BELL LAMBERT DATED 10/22/2012 RECORDED ON 10/24/2012 IN INSTRUMENT NO. 2012024-0097323 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO, BEING PART OF THE SAME PROPERTY CONVEYED TO CAROLYN BELL ANDERSON, CHARLES LASLEY BELL, RACHEL LEE NEVILLE, AND JULIE BELL LAMBERT BY QUITCLAIM DEED OF EXECUTRIX FROM CAROLYN BELL ANDERSON, EXECUTRIX, ESTATE OF RACHEL LASLEY WRIGHT BELL, DECEASED DATED 10/28/11 AND RECORDED ON 10/28/11 IN INSTRUMENT NO. 20111028-0084231, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1104 B HAYSBORO AVE, NASHVILLE, TN 37216.

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 in 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 19th day of April, 2013.

ROBERT N. MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 19th day of April, 2013.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY