WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/13 15:09 3 pgs
Fees:18.00 Taxes:407.00
20131203-0123215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 110,000.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2013.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 254 McGavock Pike Trust	SAME	095-07-0-120.00
P.O. Box 791		
Joelton, TN 37080		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **LAVONDA CHERYL McCRILLIS, DAVID EUGENE ADKISSON, JAMES WAYNE ADKISSON, and KERRY LYNN ADKISSON; the beneficiaries under the Last Will and Testament of VEEDA GERALDINE HIX,** Deceased, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **ANDY MALONEY, TRUSTEE FOR THE 254 MCGAVOCK PIKE TRUST,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 237 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of McGavock Pike a the common corner of Lots 236 and 237; thence with the line between said lots, westerly 307 feet to a point in the easterly line of Lot 29; thence southerly with the easterly line of Lots 29 and 30, 92 feet to the common corner of Lots 237 and 238; thence with the line between said lots, easterly 307 feet to the westerly margin of McGavock Pike; thence with the margin of said pike, northerly 92 feet to the beginning.

Being the same property conveyed to Billy C. Hix and wife, Veeda G. Hix, by deed from David C. Lovelace, III, on November 4, 1983, of record in Book 6173, page 72, Register's Office for Davidson County, Tennessee. Billy C. Hix having died 12/04/2006 leaving Veeda G. Hix as the surviving tenant by the entirety. Veeda G. Hix died testate on March 29, 2012, in Davidson County, Tennessee. Her Last Will and Testament, Article II(A), naming Lavonda Cheryl Nelson, David Eugene Adkisson, James Wayne Adkisson, and Kerry Lynn Adkisson as the beneficiaries was admitted to probate by the Probate Court of Davidson County, Tennessee on June 14, 2013 at Cause No. 13P-1020. Lavonda Cheryl McCrillis is one and the same person as Lavonda Cheryl Nelson.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 67, Register's Office County, Tennessee.

This is improved property known as: ~~2419~~ 254 McGavock Pike, Nashville, TN 37214

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTORS do hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

The Grantors herein make oath that the property described herein is not their primary residence, nor the residence of any spouse or dependant.

WITNESS our hands this November 26, 2013.

Lavonda Cheryl McCrillis

Kerry Lynn Adkisson

David Eugene Adkisson

James Wayne Adkisson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lavonda Cheryl McCrillis, David Eugene Adkisson and James Wayne Adkisson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 26, 2013

My commission expires 3-8-2016

Notary Public

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kerry Lyn Adkisson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 26, 2013

My commission expires 3-8-2016

Notary Public

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared_____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November _____, 2013

My commission expires _____

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE