BILL GARRETT, Davidson County
Trans:T20130101836 DEEDWARR
Recvd: 12/04/13 11:44 2 pgs
Fees:13.00 Taxes:959.23

20131204-0123526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,250.00

Rachel Adkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-27-15
(AFFIX SEAL)

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

G-PP-13-1429

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua R. Adkins (NAME)	Pinnacle Bank (NAME)	
1429 Alteras Circle (ADDRESS)	150 3rd South, Ste 900 (ADDRESS)	173-9-A-407.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JULIE ROACH ROSS AND WILLIAM ANDREW ROSS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA R. ADKINS AND RACHEL L. ADKINS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 341, LENOX VILLAGE, PHASE FIVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050120-0007427, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JULIE ROACH ROSS AND WILLIAM ANDREW ROSS, WIFE AND HUSBAND BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 3RD DAY OF JULY, 2006 IN INSTRUMENT NO. 20060703-0079524, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBERS 20050120-0007427 ,20020315-0032825, 20020315-0032826, 20040526-0062220, 20020412-0045831, 20010918-0100849, 20010918-0100851, 20040305-0025146 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as 1429 Alteras Circle Nashville, Tennessee 37211
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 22nd day of November, 2013.

Julie Roach Ross by Laura Mitchell, attorney-in-fact

Julie Roach Ross by Laura Mitchell as
Attorney In Fact

William Andrew Ross by Laura Mitchell, attorney-in-fact

William Andrew Ross by Laura Mitchell as
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of November, 2013, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie Roach Ross and William Andrew Ross and who acknowledged he/she/they executed the same as the free act and deed of the said Julie Roach Ross and William Andrew Ross.

Witness my hand and official seal, this the 22nd day of November, 2013.

Notary Public

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

My Commission Expires: 8-17-2015