05/14/2014 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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611 Commerce Street
P. O. Box 190481
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BILL GARRETT, Davidson County
Trans:T20140034092 DEEDWARR
Recvd: 05/15/14 15:51 6 pgs
Fees:33.00 Taxes:148.00
20140515-0041991

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **Mary A. Adkins and Jason R. Adkins,** 714 Thompson Road, Pegram TN 37143

Name and Address of the person or entity responsible for payment of real property taxes: Same

Map/Parcel No./Dist. **141 00 0 069.00**

WARRANTY DEED

For and in consideration of the sum of Forty Thousand and no/100 ($40,000.00) **DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt and adequacy of which is hereby acknowledged by the undersigned, I, **RONDA READ TAYLOR, formerly RONDA READ TAYLOR ENGLAND**, unmarried, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **MARY A. ADKINS and JASON R. ADKINS**, joint tenants with the right of survivorship, hereinafter referred to as Grantees, all of my right, title and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **unimproved** Property located at and known as **8161 Coley Davis Road, Nashville, Davidson County, Tennessee 37205**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **MARY A. ADKINS and JASON R. ADKINS**, joint tenants with the right of survivorship, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor further covenants and binds herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, **MARY A. ADKINS and JASON R. ADKINS**, joint

tenants with the right of survivorship, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of May 2014.

Ronda Read Taylor
RONDA READ TAYLOR, formerly
RONDA READ TAYLOR ENGLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RONDA READ TAYLOR, formerly RONDA READ TAYLOR ENGLAND**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 2014.

J. R. R. Notary Public

My commission expires 03072017 (T)

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 40,000.00 MA

Mary Adkins Affiant

Subscribed and sworn to before me this 15th day of May 2014.

J. R. R. Notary Public

My commission expires 03072017

JOHN R. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

8161 Coley Davis Road,
Nashville, Davidson County,
Tennessee 37205
Map/Parcel No. **141 00 0 069.00.**

Land in Davidson County, Tennessee, described as follows:

BEING part of Lot 3 on the Plan for the Division of the Joseph Newsom Lands as recorded in Book 1, page 25, Chancery Court, Davidson County, Tennessee, and being a portion of Tract 1 of the R. N. Hutton Estates a from a survey of the Ronda R. Taylor Property dated 15 July 1993, by Boyd B. Givens, Tennessee Registered Land Surveyor No. 1598 and more particularly described as follows:

BEGINNING at a state highway right-of-way monument in the southerly right-of-way of I-40 and 700 feet southeast of the center line of Harpeth River and proceeding as follows: South 07 degrees 50 minutes west, a distance of 23 feet to the center line of an access road easement conveyed to the United States of America as recorded in Book 4116, page 151, R.O.D.C.; thence continuing with the center line of said access road now Coley Davis Road, north 66 degrees, 12 minutes, 23 seconds west 42.10 feet to a point; thence around a curve to the left on the center line of said road easement with a radius of 470.74 feet, a distance of 470.91 feet to a point; thence along the center line of Coley Davis Road south 56 degrees, 28 minutes, 37 seconds west, a distance of 172 feet to a point; thence leaving Coley Davis Road north 68 degrees 34 minutes west, a distance of 411.0 feet to the center line of the Harpeth River; thence north 55 degrees 00 minutes east, a distance of 136.67 feet to a point; thence along the center line of said river, north 50 degrees 46 minutes east, a distance of 328.2 feet to a point in the center line of the Harpeth River and the southerly right-of-way of I-40, south 68 degrees 34 minutes east a distance of 700 feet to the concrete monument which is the point of beginning. Said tract contains 4.76 acres, more or less, per Turner Engineering Company description, dated November 7, 1972.

Being the same property conveyed to **RONDA READ TAYLOR ENGLAND** by Deed from **R. B. Young, Trustee**, of record in Book **10450**, page **304**, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Ronda Real Taylor by Deed from Douglas Henry, Jr., M. E. Derryberry, III, and W. Ridley Wills, II, as shown of record in Book **6774**, page **215**, Register's Office for Davidson County, Tennessee.

There is included in the above description but excluded from this conveyance that certain parcel conveyed by Ronda Read Taylor to Weldon Construction, Inc., as shown of record in Book **7852**, page **60**, Register's Office for Davidson County, Tennessee, and being more particularly described in **Exhibit A-1** attached hereto and made a part hereof.

EXHIBIT A-1

[redacted]

BOOK 7852 PAGE 62

LEGAL DESCRIPTION

Being a 0.39, more or less, acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, and being a portion of the Ronda Read Taylor property as of Record in Book 6774, Page 215, Register's Office, Davidson County, and being more particularly described as follows:

Beginning at a point in the Easterly line of the afore-mentioned Ronda Read Taylor property, said point lying 53± feet South of the Southerly margin of I-40, and being the centerline of an access road easement conveyed to the United States of America in Deed Book 4116, Page 151, Register's Office, Davidson County, Tennessee; Thence with the common line of said Ronda Read Taylor property and the R. Hutton Buchanan and Jack P. Pickard property as of Record in Book 4704, Page 683, and Book 4687, Page 428, Register's Office, Davidson County, Tennessee the following calls;

North 66 degrees, 12 minutes, 23 seconds West a distance of 47.80 feet to a point; Thence with a curve to the left having a radius of 440.74 feet, a delta of 57 degrees, 19 minutes, 00 seconds, a chord bearing of South 85 degrees, 08 minutes, 07 seconds West, an arc distance of 440.90 feet to a point; Thence continuing South 56 degrees, 28 minutes, 37 seconds West a distance of 172.00 feet to a point; Thence North 65 degrees, 20 minutes, 20 seconds a distance of 29.42 feet to a point in the Northerly margin of the afore-mentioned access easement conveyed to the United States of America; Thence severing the afore-mentioned Ronda Read Taylor property the following calls;

North 56 degrees, 28 minutes, 37 seconds East, a distance of 187.51 feet to a point; Thence with a curve to the right having a radius of 465.74 feet, a delta of 57 degrees, 19 minutes, 00 seconds, a chord bearing of North 85 degrees, 08 minutes, 07 seconds East an arc distance of 465.91 feet to a point; Thence continuing South 66 degrees, 12 minutes, 23 seconds East a distance of 42.10 feet to a point in the Northerly margin of the afore-mentioned access easement conveyed to the United States of America; Thence with the Easterly line of the afore-mentioned Ronda Read Taylor property the following calls: South 10 degees, 57 minutes, 29 seconds, a distance of 25.64 feet to the point of beginning, containing 0.39 acres, more or less.

EXHIBIT B

1. **2014 Metropolitan-Davidson** County, Tennessee real property taxes, listed to **Ronda Read Taylor England**, Map-Parcel No. **# 141 00 0 069.00**, a lien, not yet due and payable.

2013 Metropolitan-Davidson County, Tennessee real property taxes, listed to **Ronda Read Taylor England**, Map-Parcel No. **# 141 00 0 069.00**, $321.77 PAID. **NO OTHER DELINQUENT.**

2. All matters of record shown in Plat Book **1**, page **25**, Chancery Court for Davidson County, Tennessee;

3. Easement for right-of-way of an electric power line across premises granted the Tennessee Electric Power Company by R.N. Hutton and wife, and other rights, were set out in Instrument of Record in Book 787, page 17, Register's Office for Davidson County, Tennessee (This may not or may no longer apply to the Real Property being transferred hereby.);

4. The Deed from Robert Newson Hutton to State of Tennessee for the use and benefit of Department Highway Works, dated January 19, 1960, filed March 22, 1960, and recorded in Book 3033, page 185, Register's Office for Davidson County, Tennessee, contains the following provision, to wit: "the grantor will have right of access to fronting roads both north and south of the above described and on the land that did belong to C.T. Braswell" (This may not and/or may no longer apply to the real property being transferred hereby.);

5. Lack of direct access to Interstate Highway I-40 from the real property described herein, such right of access had been granted to the State of Tennessee by Deed of Record in Book 3033, page 185, Register's Office for Davidson County, Tennessee (This may not and/or may no longer apply to the real property being transferred hereby.);

6. Permanent easement and right-of-way conveyed to the United States of America by Instrument of Record in Book 4116, page 151, Register's Office for Davidson County, Tennessee (This may not and/or may no longer apply to the real property being transferred hereby.);

7. Easement and right-of-way for water line condemned by the United States of America across the real property by Decree as evidenced by certified copy of Court Decree, Court of Record in Book 4364, page 895, Register's Office for Davidson County, Tennessee (This may not and/or may no longer apply to the real property being transferred hereby.);

8. Agreement for dedication of easement for waterline by and between Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, and Rodgers Property, Inc. (formerly J.M.R. Development Company, Inc.) dated April 2, 1981, of Record in Book 5738, page 832, Register's Office for Davidson County, Tennessee (This may not and/or may no longer apply to the real property being transferred hereby.);

9. Agreement for Dedication of Easement for Sewer Line in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, as shown of record in Book **7526**, page **323**, Register's Office for Davidson County, Tennessee;

10. Agreement for Dedication of Easement for Sewer Line in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, as shown of record in Book **9216**, page **447**, Register's Office for Davidson County, Tennessee;

11. Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, as shown of record in Book **9408**, page **164**, Register's Office for Davidson County, Tennessee;

12. Permanent Easement and/or Right-of-Way for Water Mains, Pumps and Appurtenances in favor of Harpeth Valley Utility District of Davidson and Williamson Counties, Tennessee, as shown of record as Instrument No. **20091215-0114315**, Register's Office for Davidson County, Tennessee; and

13. Agreement for Dedication of Easement for Water Mains, Pumps and Appurtenances in favor of Harpeth Valley Utility District of Davidson and Williamson Counties, Tennessee, as shown of record as Instrument No. **20130822-0088851**, Register's Office for Davidson County, Tennessee.