BILL GARRETT, Davidson County
Trans:T20140036024 DEEDWARR
Recvd: 05/22/14 14:06 2 pgs
Fees:13.00 Taxes:2506.75
20140522-0044332

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0333

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,500.00

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2014

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne Ross 18 Foxhall Close Nashville, TN 37215	New owner	117-09-0A-018.000

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Emily J. Adkins, Executrix of The Estate of Pamela Irene Adkins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Ross, a married woman

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. 18 on the Plan of Foxhall Close, as of record in Plat Book 4860, Page 46, as amended in Book 5005, Page 136 and Book 5807, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Pamela I. Adkins by Quitclaim Deed from SunTrust Bank, a Georgia Corporation, formerly known as SunTrust Bank, Nashville, N.A., Trustee Under the Will of Irene Adkins, dated 10/27/00 and recorded 10/30/00 in Instrument Number 20001030-0107638; and the same property previously conveyed to SunTrust Bank Nashville, N.A., Trustee Under the Will of Irene Adkins, by Warranty Deed from Sherman McKeel Hunt, III and wife, Marsha Mason Hunt, dated 3/25/98 and recorded 4/2/98 in Book 10867, Page 934, Register's Office for Davidson County, Tennessee.

The said Pamela I. Adkins (aka Pamela Irene Adkins) died testate on 1/18/14, and pursuant to her Last Will and Testament filed 2/5/14 in Docket 14P-164 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Emily J. Adkins was appointed as Executrix of her estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 18 Foxhall Close, Nashville, TN 37215.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13 day of May, 2014.

Emily J. Adkins, Executrix of The Estate of
Pamela Irene Adkins, deceased 01/18/2014

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily J. Adkins, Executrix of The Estate of Pamela Irene Adkins, deceased 01/18/2014,** 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 and official seal at Brentwood, Tennessee this 13 day of May, 2014.

Notary Public
My Commission Expires: 01-18-2016

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)