(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074212 DEEDWARR
Recvd: 10/02/14 10:54 2 pgs
Fees:13.00 Taxes:628.63
20141002-0091014

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer P. Fusilier	Pinnacle Bank	02100004700
(NAME)	(NAME)	
4922 Rawlings Road	150 3rd Avenue South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141337

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffrey Douglas Adkins and wife, Brittney Adkins**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer P. Fusilier, a single woman**, hereinafter called the GRANTEE, his/her 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 part of Tract No. 4 as shown on survey of Division of George E. Anderson's Farm, not of record, described according to survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows:

BEGINNING in the center of Bernard Road at a point 311 feet North 37° West of the Southwesterly corner of the property conveyed to W.T. Jonns, by deed of record in Book 2539, page 275, Register's Office for said County, and running thence with the center of said road, North 37° West 100 feet to a point; thence North 3° 30' West 430 feet to an iron pin; thence South 37° East 100 feet to an iron pin; thence South 8° 30' West 430 feet to the beginning, containing .93 acre, more or less, exclusive of the area contained in the roadway.

BEING all of the same property conveyed to Jeffrey Douglas Adkins by Executors Deed from Jeffrey Douglas Adkins, as Executor for the Estate of Douglas Evander Adkins, dated March 9, 2011 and filed of record in Instrument 20110310-0019252, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4922 Rawlings Road, Joelton, TN 37080

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 23rd day of September, 2014.

Jeffrey Douglas Adkins

Brittney Adkins

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jeffrey Douglas Adkins and wife, Brittney Adkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jeffrey Douglas Adkins and wife, Brittney Adkins executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2014.

Commission expires: 9-21-15

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY