This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150062177 DEEDWARR
Recvd: 07/29/15 10:11 2 pgs
Fees:13.00 Taxes:1424.50
20150729-0074602

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jason Adkins	**Churchill Mortgage Corp**	**1400029600**
7496 Charlotte Pike	**761 Old Hickory Blvd, Ste. 400**	
Nashville, TN 37209	**Brentwood, TN 37027**	

****

That **James L. King and Gretchen Blemker King, husband and wife** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Jason Adkins and Erica Adkins, husband and wife** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Rutherford County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being Lot 2 as delineated on an unrecorded Plat by Gregory Underwood, Land Surveyor, of the William P. Hulan Property, and being more particularly described as follows:

Beginning at an iron pin situated in the south line of that parcel of land conveyed to Roy D. Rader, of record in Book 3768, Page 223, Registers Office for Davidson County, Tennessee, said iron pin being N 84 deg. 58' W, 46.61 feet from the southeast corner of said conveyance; thence, A new line of division, S 02 deg. 07' W, 208.09 feet to an iron pin in the north line of that parcel of land conveyed to W. L. Underhill and L. Mondelli of record in Book 4881, Page 377, Registers Office for Davidson County, Tennessee; thence, With the north line of said conveyance, N 89 deg. 17' W, 307.49 feet to an iron pin; thence, With the north line of said conveyance, N 75 deg. 27' W, 446.17 feet to an iron pin; thence, With the east line of said conveyance, N 03 deg. 29' E, 163.26 feet to an iron pin; thence, With the south line of the aforementioned conveyance to Roy D. Rader, S 84 deg. 30' E, 740.53 feet to the point of beginning and containing 3.538 acres of land.

And including all Grantors right, title, & interest in and to those certain right of way easements for egress and ingress, to run with the subject tract, of two (2) fifteen (15) feet strips of real estate across other contiguous realty of the Grantors in the below referenced deed, said Easements are more particularly described as follows:

Easement No. 1:

A strip of land, fifteen (15) feet in width, situated in the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the northwest corner of that parcel of land conveyed to William P. Hulan and wife, Frances E. Hulan, of record in Book 5460, Page 951, Register's Office of Davidson County, Tennessee; thence, With the westerly line of said parcel and the extension thereof, S 04 deg. 09' W, 410.62 feet to a point; thence, N 89 deg. 59' W, 15.04 feet to a point; thence, N 04 deg. 09' E, 412. 70 feet to a point in the south line of that parcel of land conveyed to Roy D. Rader of record in Book 1390, Page 34, Register's Office for Davidson County, Tennessee, thence, With said south line, S 82 deg. 03' E, 15.03 feet to the point of beginning and containing 0.14 acre of land.

Easement No. 2:

A strip of land, fifteen (15) feet in width, situated in the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the southwest corner of that parcel of land conveyed to Forrest Smith of record in Book 4921, Page 305, Register's Office for Davidson County, Tennessee; thence, With the north line of that parcel of land conveyed to W. L. Underhill and L. Mondelli of record in Book 4881, Page 377, Register's Office of Davidson County, Tennessee, N 89 deg. 59' W, 329.95 feet to an iron pin; thence, N 02 deg. 07' E, 15.01 feet to a point; thence, S 89 deg. 59" E, 329.95 feet to a point in the west line of the aforesaid conveyance to Forrest Smith; thence, With said west line, S 02 deg. 08' W, 15.01 feet to the point of beginning and containing 0.11 acre of land.

The easement data was furnished by certified survey of Gregory Underwood dated October 11, 1981.

Being the same property conveyed to James L. King and Gretchen Blemker King, husband and wife by Warranty deed from Agnes M. Evans and E. L. Evans, wife and husband of record in Instrument No. 20131003-0104143 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 03, 2013.

This is improved property commonly known as: 7496 Charlotte Pike Nashville, TN 37209

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **24th** day of **July, 2015.**

James L. King

Gretchen Blember King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **James L. King and Gretchen Blember King,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this **24th** day of **July, 2015.**

Notary Public

Commission Expires: 2/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$384,999.00**

Sworn to and subscribed before me this **24th** day of **July, 2015.**

Elaine C. Williamson
Affiant

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY