BILL GARRETT, Davidson County
Trans: T20150068262 DEEDWARR
Recvd: 08/14/15 08:35 2 pgs
Fees: 13.00 Taxes: 6068.00
20150814-0081481

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey E. Martus	Wells Fargo Bank, N.A.	145-04-0-030.00
(NAME)	(NAME)	
1010 Overton Lea Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Thomas G. Adkins, and wife and Jennifer K. Adkins** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey E. Martus and Melissa A. Hilmes, husband and wife**, 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. 2 on the Plan of Lealand Manor, Second Addition, not of record, describe according to a survey made by William A. Pitts, Surveyor, dated November 13, 1947, as follows:

Beginning on the northerly margin of Overton Lea Road at the southeast corner of the property conveyed to R. F. Stamps and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1909, page 40, and by two deeds of correction of record in Book 1912, page 31, and Book 1914, page 198, Register's Office for said County, being the corner of Lots 2 and 3; thence with the line between said two lots, north 0 deg. 59 min. east 597.8 feet; thence south 83 deg. 13 min. east 136 feet, and south 88 deg. 12 min. east 47 feet to a monument; thence south 2 deg. 51 min. east 220 feet to a monument; thence south 83 deg. 22 min. east 33.3 feet to the northwest corner of Lot No. 1; thence with the westerly line of said lot, south 5 deg. 05 min. east 317.7 feet to the northerly margin of Overton Lea Road; thence with said road, southwestwardly 275 feet to the beginning.

Being the same property conveyed to Thomas G. Adkins and wife, Jennifer K. Adkins by Warranty Deed dated 05/25/1993 from Robert L. McCracken, unmarried of record in Book 8963, Page 30, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1010 Overton Lea Road, Nashville, TN 37220
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hands this 12th day of July, 2015.

Thomas G. Adkins

Jennifer K. Adkins

State of Tennessee

County of Davidson

On this 12th day of July, 2015 before me, a Notary public in and for said County and State, personally appeared **Thomas G Adkins and wife Jennifer K. Adkins**, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019