BILL GARRETT, Davidson County
Trans:T20150088267 DEEDWARR
Recvd: 10/16/15 11:20 2 pgs
Fees:13.00 Taxes:477.30
20151016-0105381

SEND TAX BILLS TO NEW OWNER:
Cynthia B. Anderson
P. O. Box 69
Trenton, KY 42286

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map 0210-00-0
Parcel 291.00

THIS DEED OF CONVEYANCE, executed and delivered by **FREDA ADKINS**, hereinafter called the Grantors, to **CYNTHIA B. ANDERSON**, married, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot 11, as shown on the map entitled Morgan Estates, Section 2, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

RESTRICTIONS: The above described property is subject to those restrictions, easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Morgan Estates, Section 2, of record in Plat Book 5200, Page 26, said Register's office.

Being the same property conveyed to Freda Adkins, unmarried, by deed from Jamie Lynn Hollis Meyer, married, of record in Instrument No. 20120217-0014108, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 12th day of October, 2015.

Freda Adkins

FREDA ADKINS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Freda Adkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 12th day of October, 2015.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$129,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Cynthia B Anderson

AFFIANT

SUBSCRIBED and SWORN to before me this the 12th day of October, 2015.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC/Register