Box 14

G-28340-2

BILL GARRETT, Davidson County
Trans:T20160037765 DEEDWARR
Recvd: 05/06/16 09:55 2 pgs
Fees:13.00 Taxes:1702.00
20160506-0044955

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8187 ADAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
William Adams	Farmington Mortgage/CapStar	12907002800
6607 Fox Hollow Road	2002 Richards Jones Road S/300A	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PINNACLE BANK, TRUSTEE OF THE MILDRED HUDGINS TRUST AGREEMENT FOR THE BENEFIT OF DELOIS PIERCE DATED DECEMBER 26, 2001 *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM E. ADAMS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

*On March 25, 2009 pursuant to the Trust Agreement Paragraph B of Article VIII, Jeana Hein removed AmSouth Bank, now known as Regions Bank, as Trustee and appointed Pinnacle National Bank, now known as Pinnacle Bank, Successor Corporate Trustee.

This is improved property known as 6607 Fox Hollow Road, Nashville, TN 37205

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 its hand on the 4th day of May, 2016.

Pinnacle Bank, Trustee of the Mildred Hudgins Trust Agreement for the Benefit of DeLois Pierce dated December 26, 2001

Keith B Davis, Senior Vice President of Pinnacle Bank

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Keith B. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Senior Vice President of PINNACLE BANK, TRUSTEE, the within named barganor, and that Keith B. Davis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said PINNACLE BANK for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of May, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

16-8187 ADAMS

EXHIBIT A - LEGAL DESCRIPTION

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 96 on the Plan of West Meade Park, Inc., Section One, of record in Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Fox Hollow Road at the common corner of Lot Nos. 96 and 97 of said subdivision; thence, with the line between said two lots easterly 647 feet to an iron pin; thence, South 23 deg. 29' East 165 feet to a concrete monument located at the Northeast corner of Lot No. 91 of said subdivision; thence, with the line between said Lot Nos. 91 and 96 and continuing with the line between Lot Nos. 92 and 96 of said subdivision westerly 187.8 feet to an iron pin located at the East corner of Lot No. 95 of said subdivision; thence, with the line between said Lot Nos. 95 and 96 northwesterly 545 feet to the easterly margin of Fox Hollow Road; thence, with the easterly margin of Fox Hollow Road around a slight curve to the left 98 feet to the BEGINNING.

BEING the same property conveyed to T. Herschel Hudgins by Warranty Deed dated May 14, 1970, from Shirley Beattie, now Rindone, and husband, Ray Rindone, of record in Book 4419, Page 82, Register's Office for Davidson County, Tennessee. The said T. Herschel Hudgins died December 29, 2000, leaving a Last Will and Testament dated May 19, 1988, which was admitted to Probate Court of Davidson County, Tennessee, under Case No. 01P-153 (the "Will"). Pursuant to the provisions of the said Will, AmSouth Bank, N.A., of Nashville was named as Executor.

The said AmSouth Bank, Executor of the Estate of T. Herschel Hudgins conveyed the property to AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, by Quitclaim Deed dated March 12, 2002, of record in Instrument No. 20020710-0083241, said Register's Office.

By Quitclaim Deed dated June 5, 2002, of record in Instrument No. 20021030-0133219, said Register's Office, the said AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, conveyed an undivided 90% interest in the said property to Mildred Hudgins Realty, LLC, a Tennessee limited liability company.

AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, further conveyed an undivided 10% interest in the subject property to AmSouth Bank, as Trustee of The Mildred Hudgins Trust for the Benefit of DeLois Pierce dated December 26, 2001, by Quitclaim Deed dated November 1, 2002, of record in Instrument No. 20021119-0143349, said Register's Office.

By Notice of Removal of Trust as to Certain Real Estate dated March 30, 2010, of record in Instrument No. 20100406-0025406, said Register's Office, Regions Bank, successor in interest to AmSouth Bank, as the Trustee of the Mildred Hudgins Trust for the Benefit of DeLois Pierce dated December 26, 2001, was removed as such Trustee and Pinnacle National Bank was appointed Successor Trustee.

Mildred Hudgins Realty, LLC, a Tennessee limited liability company, conveyed its 90% interest in the subject property by Quitclaim Deed dated June 30, 2011, to Pinnacle National Bank, Trustee of the Mildred Hudgins Trust Agreement for the Benefit of DeLois Pierce dated December 26, 2001, of record in Instrument No. 20110707-0051839, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below;

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE PARK, SECTION ONE, as recorded in Plat Book 2900, Page(s) 103-104, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).