BILL GARRETT, Davidson County
Trans: T20160041022 DEEDWARR
Recvd: 05/17/16 08:48 2 pgs
Fees: 13.00 Taxes: 333.00
20160517-0048923

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Elaine C. Williams
Affiant

Subscribed and sworn to before me this 11TH DAY OF MAY, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Adair and wife, Pamela Adair	Robert Adair (NAME)	01200008500
315 Dorr Drive (ADDRESS)	315 Dorr Drive (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we J. Kenneth Williams and Juanita Williams, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Adair and wife, Pamela Adair
, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED APRIL 24, 2007, AND KNOWN AS JOB NO. 070069 AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHERLY MARGIN OF BAKER ROAD, SAID POINT OF BEGINNING BEING SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING 305.66 EAST OF SOUTHEAST CORNER OF THE TEEN CHALLENGE INTERNATIONAL NASHVILLE (DOC #20006063000078443 AND D.B. 4322, PAGE 575, SAID R.O.D.C., TN); THENCE WITH THE TEEN CHALLENGE LINE N 15°37'53" E 527.97' TO AN EXISTING IRON PIN; THENCE N13°46'34"E258.49' T AN EXISTING IRON PIN; THENCE N 04°45'26"E440.57 TO AN IRON PIN SET IN THE LINE OF CSX RAILROAD; THENCE WITH CSX S60°28'47"E259.97 TO AN IRON PIN SET; THENCE LEAVING THE RAILROAD S15°05'00"W 1167.10' TO AN IRON PIN SET ON THE MARGIN OF BAKER ROAD; THENCE WITH THE MARGIN OF BAKER ROAD (25' FROM CENTERLINE) N70°51'34"W 172.36' TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS.

BEING A PART OF THE SAME PROPERTY CONVEYED TO J. KENNETH WILLIAMS, AND JUANITA WILLIAMS, HUSBAND AND WIFE, BY DEED FROM WAYNE ALAN STREUR, TRUSTEE OF THE WAYNE ALAN STREUR TRUST DATED MAY 19, 1989, OF RECORD IN INSTRUMENT NO. 20120507-0039123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JUANITA WILLIAMS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KENNETH WILLIAMS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160517-0048922, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as Tract 3 Baker Road, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 11th day of May, 2016.

J. Kenneth Williams

By: Juanita L Williams
Juanita Williams, Attorney-in-Fact

Juanita Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th day of May, 2016.

Notary Public

My Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2016, before me, a Notary Public, in and for said County and State, personally appeared Juanita Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of J. Kenneth Williams, acknowledged that such persons executed the same as the free act and deed of the said J. Kenneth Williams.

Witness my hand and official seal, this the 11th day of May, 2016.

Notary Public

My commission expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072