Davidson County DEEDWARR
Recvd: 06/28/16 15:24 3 pgs
Fees:18.00 Taxes:721.50
20160628-0066032

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Roger N. Hutson	First Bank	26-7-128
(NAME)	(NAME)	
109 Cambridge Court	319 Seaboard Ln Ste 205	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161205

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, I/we, Kimberly Shea Fagg Adkisson and husband, Robert Adkisson, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Roger N. Hutson, a single man, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 206, on the plan of Windsor Green, Phase II, Section 1, which is of record in Book 6250, Page 988 and 989, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof. Said Lot No. 206 fronts 68.43 feet on the southerly margin of the cul-de-sac of Cambridge Court and extends back 141.53 feet on the easterly line and 135.84 feet on the westerly line, to a line on the rear measuring 90.92 feet thereon.

Being the same property conveyed to Kimberly Shea Fagg by Warranty Deed from Gary W. Reinke and wife, Belinda Reinke, dated February 27, 2004 and filed of record in Instrument No. 20040302-0023612, Register's Office for Davidson County, Tennessee.

Kimberly Shea Fagg is now known as Kimberly Shea Adkisson. Kimberly Shea Fagg-Adkisson, Kimberly Shea Fagg and Kimberly Shea Adkisson are one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing of record in Book 6406, page 929, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 109 Cambridge Court, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of June, 2016

Kimberly Shea Fagg Adkisson

Robert Adkisson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly Shea Fagg Adkisson and husband, Robert Adkisson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th of June, 2016.

Notary Public
My Commission Expires: 4/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-30-2017

True Copy Certification

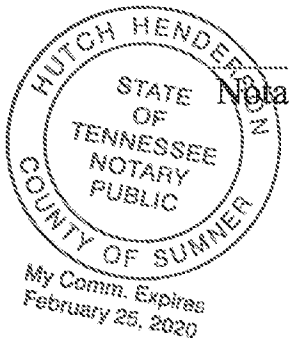
I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachelle Caudill

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public