BILL GARRETT, Davidson County
Trans:T20160072891 DEEDWARR
Recvd: 08/22/16 09:28 2 pgs
Fees:13.00 Taxes:588.30
20160822-0087329

WARRANTY DEED

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nancy Raines and Jarrett Raines	New Owner	142 07 0G 106.00
(NAME)	(NAME)	
7241 Highway 70 S, Unit 106		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Nine Thousand And No/100 Dollars ($159,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gail L. Adkins and Frank Adkins, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nancy Raines and Jarrett Raines, wife and husband**, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937, and as first amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gail L. Hignutt, unmarried by Warranty Deed from Hollan M. Meyers and husband, Charles Adam Nickolaus dated March 11, 2010 and recorded March 15, 2010 as Instrument No. 20100315-0019366, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7241 Highway 70 S, Unit 106, Nashville, TN 37221

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, has 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 16th day of August 2016 .

Gail L. Hignutt n/k/a Gail L. Adkins

Gail L. Hignutt n/k/a Gail L. Adkins

Frank Adkins

STATE OF [redacted] Maryland
COUNTY OF Worcester

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Gail L. Hignutt n/k/a Gail L. Adkins and Frank Adkins, wife and husbandthe 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 and official seal, this the 16th of August, 2016.

Catherine Jackson
Notary Public

My Commission Expires: 9/13/2020

(SEAL) CATHERINE C. JACKSON NOTARY PUBLIC SOMERSET CO.

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